



COTTONWOOD HEIGHTS

PLANNING COMMISSION STAFF REPORT

OCTOBER 03, 2007



COTTONWOOD HEIGHTS PLANNING COMMISSION AGENDA

Notice is hereby given that the Cottonwood Heights Planning Commission will hold a regularly scheduled meeting at **7:00 p.m. on Wednesday, October 03, 2007** in the Cottonwood Heights City Council Room, 1265 East Fort Union Blvd., Suite 250, Cottonwood Heights, Utah

5:45 p.m. Work Session

7:00 p.m. Regular Meeting

1. Public Comment
This agenda item is for public comments on items not on the regular agenda and for informational purposes only. No formal action will be taken during this portion of the meeting.
2. Public Hearing – Conditional Use Permit – Wasatch Office Project
The Planning Commission will receive public comment and take action on a request by Utah Property Development for a conditional use permit for property located at 7755 S. Wasatch Blvd. The applicant is proposing to build three professional office buildings totaling 42,000 square feet.
3. Public Hearing – Conditional Use Permit – Walgreens Drugstore
The Planning Commission will receive public comment and take action on a request by Hillside West, LLC, for a conditional use permit. The applicant is proposing to build a 13,192 square foot commercial building for a 24-hour Walgreens drugstore to be located at 2330 East Fort Union Blvd.
4. Public Hearing – Amendment to Golden Hills #16 Subdivision Plat
The Planning Commission will receive public comment and take action on a request by Alan Layton for an amendment to the Golden Hills #16 Subdivision Plat located at 9090 South Despain Way.
5. Approval of Minutes
September 05, 2007
6. Planning Director's Report
 - Short Term Rental Ordinance
7. Adjournment

On Friday, September 28, 2007 at 2:00 p.m. a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices, Cottonwood Heights, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. A copy was also faxed or e-mailed to the Salt Lake County Council, Holladay City, Midvale City, Murray City, and Sandy City pursuant to Section 10-9-103.5 of the Utah Code. The agenda was also posted on the city website at www.cottonwoodheights.utah.gov

Sherry McConkey, Planning Coordinator

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify Sherry McConkey, Planning Coordinator, at 545-4172 at least 24 hours prior to the meeting.



Item 1 – Public Comment

Issue: _____

Comments:

Issue: _____

Comments:

Issue: _____

Comments:



Agenda Item 2 – Conditional Use Staff Report – September 19, 2007 – Wasatch Office

File Name:	Wasatch Office Project
Application Received:	July, 2005
Meeting Date:	September 19, 2007
Public Hearing Date:	September 19, 2007
Parcel Number:	2225376005 and 2225376013
Location:	7755 South Wasatch Blvd.
Development Area:	223,028 square feet
Request:	Conditional Use Permit
Owner/Applicant:	Blaine Walker
Agent:	Bill Bang
Staff:	Michael Black, City Planning Director

Purpose of Staff Report

The conditional use ordinance adopted by the city of Cottonwood Heights (the “City”) requires City staff to prepare a written report of findings concerning any conditional use application. This report provides information considered to be preliminary regarding the development of the above noted parcel of land. Further information will be provided at the Planning Commission meeting through public testimony and oral reports. For reference, the review process applicable to this application is available in the RM zoning ordinance (chapter 19.34), gateway overlay zone (19.49), sensitive lands ordinance (19.72), geological hazards area ordinance (19.75), off-street parking ordinance (19.80), signs ordinance (19.82) and the conditional use ordinance (chapter 19.84).

Pertinent Issues Regarding this Development Application

Applicant’s Request

The applicant is requesting a conditional use permit for the development of three office buildings totaling 42,000 square feet.

Neighborhood/Public Position on the Request

Staff has received numerous inquiries regarding the proposed development referenced here. In fact, there has been a group following the details of this application since it was submitted in 2005, shortly after the City’s incorporation.

In an attempt to keep the public informed of the issues regarding the proposed development, the City has done the following:

1. October 2005 - hosted an open house where the public was invited to review the proposed plans for an office development.

2. January 24, 2007 – the City Council hosted a question and answer session in which staff, including the engineer, geologist and UDOT were present to make comments and answer questions.
3. September 11, 2007 – the City Council hosted another question and answer session in which the same staff members (minus UDOT) were available for questions and answers. This meeting was held in an effort to inform the public that the project was moving forward and to give the public a chance to address their issues with the City Council and Mayor.

In addition, staff has been in constant contact with the key person leading the opposition to the proposed development. In fact, I have met with this person on numerous occasions in which the file was available for the person to review at the City Offices. As a result, this person drafted a list of conditions that he would like to see imposed upon the owners of the property and the development of the property.

In retrospect, I do not believe that the City could have been more accommodating to the public in this situation. In every case that a meeting was held, the City provided 100s of notices to the public and in two cases, the City noticed the residents via US Mail in which the radius reached 1200 feet from the subject property.

Staff Observations and Position on the Request

Staff has made the following observations:

Application

The applicant has submitted a complete application and paid the applicable fees. Staff, in return, has shown reasonable diligence in processing the application. Staff has reviewed the application in many parts which are outlined below:

1. Review of geological issues with the site – staff took the stance that the developer had the obligation first to prove that the property was developable before we could move forward with any other reviews. Subsequent to that stance, the developer was able to provide the City with a series of reports – all reviewed by our City geologist – that showed there were three distinctly buildable areas outside of the fault line setbacks. The City geologist is recommending approval of the development.
2. Review of site characteristics, including but not limited to: storm drainage, erosion control, parking, and so on.
3. Review of traffic analysis and request for access to UDOT controlled Wasatch Blvd.
4. Review of architecture, landscaping, building siting and other aspects related to the Gateway Overlay Zone.

At this point staff has narrowed the list of issues to those that can be adequately addressed by the list of conditions contained in this report. We feel that indeed we have moved to the point where we can impose or propose “reasonable conditions” to address “to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards” as per 10-9a-507(2)(a) of the UTAH STATE CODE.

Site Layout

The site is laid out in two parcels. Both parcels front on Wasatch Blvd. and together equal a gross square footage of 5.18 acres. Of that acreage, 65% is unusable due to excessive slopes or ultimately due to section 19.72.040(D) Maximum Impervious Surface, which states that the development shall not exceed a maximum impervious surface calculation of more than 35%.

The site is bordered on the west by Wasatch Blvd, on the east by Prospector Drive and Prospector Circle. To the south, the property abuts the Honeywood Cove PUD. In all there are five residential properties that abut the proposed project. The rest of the frontage is on public streets (Wasatch and Prospector).

Please take the opportunity prior to the meeting to visit the site as it is one of the more unique properties in the City. If you cannot visit the site, I will provide pictures at the meeting for your review.

Landscaping and Screening / Fencing

The landscaping for the project was reviewed by the City's landscape architect Ashley Simmons. She reviewed the original plan and made suggestions and requirements that are included in her letter attached to this document.

The proposed landscape plan meets the requirements of the City's RM zone, the Gateway zone and the Sensitive Lands zone. The architecture review commission has met to review and discuss the landscaping and agrees with the above statement.

Landscaping in this plan, as seen in the attached plans labeled L3.10, L3.11 and L3.90, is accomplished via the utilization of existing vegetation on site and through the addition of new trees, shrubs, perennials, annuals, grass and other seed mixes as well as other decorative elements such as stacked rock walls and split rail cedar fencing.

Fencing for the development is limited to the western edge of the development adjacent to Wasatch Blvd. and should continue along the properties boundary line adjacent to any public streets or public property. Stacked rock walls will be limited to areas where small retaining walls are required within the landscaped space, but are not structural as other engineered walls in the development will be. Along Wasatch Blvd. berming will take place, pursuant to section 19.80.080(A) which requires at least ten feet of landscaping between public streets and parking areas. In the case of the proposed development, the landscaped strip is at least 20 feet.

The developer has been diligent in preserving any trees that currently exist and will not be located in buildable areas. Trees to be saved are stands of scrub and gamble oak on site located at the northern half of the project.

New landscaping will be located along public streets with trees being organized in clusters of no less than three per. In most cases, clustered trees equal a half dozen in a location. All buildings will be treated so that all mechanical equipment is not only shielded from view by landscaping, but also by covers which will match the architecture of the buildings. In one comment received from a resident of the City, he stated that he "wouldn't mind the proposed project if when driving up Prospector you would have to look through groves of trees to see the buildings." I believe the landscape plans show that this is the case.

The buildings and front entry way will be covered with perennial gardens, shrubs and annuals. Trees will be used at the entry so long as clear view distances are not violated.

Architecture

Architecture for the building has been proposed and is approved by the architecture review commission. The materials are shown on the renderings attached to this document. Rocks, rough

hewn timbers and sloped shingled roofs are being used in the development to address section 19.72.050(K)(a) and (b) which states that architecture will be compatible with the surrounding through materials and design.

No mechanical equipment will be placed on the roofs of the buildings and all other mechanical equipment shall be inside the building or enclosed and shielded by landscaping. Per architecture review commission recommendation, no mechanical units will be placed in the front – or west side – of the buildings.

Lighting

Lighting in this development, as with others adjacent to residential properties will be important. Staff is recommending that the development be required to observe a strict cut-off time for all lights that are not related to public safety or security. The recommended time is 10:00 PM year round. The developer has submitted a lighting photometric which shows light levels throughout the development. Staff recommends that the lighting plan be adopted. In addition, as per the standards of the gateway overlay zone, the developer is required to install City standard gateway lights in the UDOT right of way at an interval of 200 feet.

Parking

The developer is showing the minimum amount of parking on the property if the use were split 70% for medical, dental/optical at a parking generation rate of 3.5 parking spaces per 1000 square feet of gross floor area and 30% in favor of professional offices at a parking generation rate of 2.8 spaces per 1000 square feet of gross floor area. In addition, the developer meets the more strict requirement of 3.5 stalls per 1000 square feet; however, it more likely that the development will split as described above which is why I believe the 70%/30% split is more accurate a requirement to base parking off of.

Section 19.80.050(A) of the Off Street Parking Requirements states that *“assessed parking shall be based upon net square footage of the building or use.”*

In addition, section 19.80.050(C) state that *“[w]hen a development contains multiple uses, more than one parking requirement may be applied.”*

Using an average usable space of 80% of the building, the net square footage of the office space in the development would be 33,600. Section 19.80.120 state that *“[t]he city adopts the ITE manual of parking generation rates. The city requirement shall be the average rate of parking for the most intense parking period listed in the most current edition of such publication for each land use.”* If the commission were to adopt the recommendation of using more than one parking requirement, 70% of the parking requirement would be measured at 3.53 parking stalls per 1000 square feet of net office space, or 83 parking spaces for medical/dental uses. 30% of the parking requirement would then be measured at 2.84 parking stalls per 100 square feet of net office space, or 29 parking spaces for general office suburban use. The total between the two would then be 112 parking spaces.

If the commission was not willing to accept the 70% - 30% split, then the requirement would be that 100% of the 33,600 square feet of office space would be required to park at a rate of 3.53 spaces per 1000 square feet of net floor area as this would be the most stringent parking requirement. The actual number of spaces would be 119 parking spaces. Either way, the developer meets the required parking with his proposed stalls being at 122 currently.

Traffic and Traffic Access

UDOT has reviewed the proposed access and has conducted studies to confirm that an access point is appropriate at this point in Wasatch Blvd. Subsequent to their review and research, UDOT has issued a conditional letter of approval for access to Wasatch Blvd. with a new striping plan for Wasatch which adds a bike lane on the east side of the project, a left turn lane and an acceleration/deceleration lane on the east side of the road. The access to Wasatch is a full access with no turn restrictions.

Signage

A complete signage plan has been attached and shows three levels of signage. First, is the monument signage on the street which identifies the development, but not the individual tenants of the buildings. Next, the directional sign which will direct people to different buildings once they are in the development. And last, the building or tenant signs which will be located on the ground and will confirm that the tenant they are looking for is in building. The ARC has reviewed and approved the signage plan in its consistency with the gateway overlay zone.

Zoning

The zoning for the subject property is RM. Section 19.34.030(11) states that “[o]ffices, professions and general business” are conditional uses in the RM zone. In addition to the use being conditional under the RM zone, the proposed development has met the requirements of section 19.34.040 – 19.34.100 with the proposed plans, with the exception of 19.34.070 Maximum Height of Structure where it states that properties in the sensitive lands zone shall have a maximum building height of 35 feet. The RM/zc zone which was recorded against the property by the County before the incorporation clearly states that condition 2. of the entitlement is that “height of buildings limited to two stories and 35 feet from the lowest original grade to the mid point of the roof.” In addition to this condition recorded with the property, the County also stated that the following conditions were to apply:

1. All uses are subject to conditional use approval and limited to:
 - a. Office, business and/or professional
 - b. Medical, optical and dental laboratories
 - c. Public and quasi public uses
2. [covered above]
3. Total building square footage limited to 50,000 gross square feet.

Sensitive Lands Zone

The City engineer and the City geologist has reviewed the proposed development and ensure that all sections of the ordinance have been met. To that end, both parties will be providing a letter to be added to the staff report ensuring that this is true. Both parties will also be available at the meeting for questions.

The two properties containing the proposed development are riddled with fault lines. In fact, the fault lines are pervasive and limit the location of any building for occupancy on this property. For that reason, the buildings are located where they are on the plans. After many different exchanges of information between our engineer and the developer’s we have been able to establish the safe zones for building on this property. The site plans will show the fault lines and the setbacks from those faults and that

Gateway Overlay Zone

The proposed development is located at 7755 Wasatch Drive and 7722 Prospector Drive. Despite the address of one of the two properties being Prospector Drive, both properties front on Wasatch Drive and there is not approved or proposed access to Prospector Drive.

Being that the property front on Wasatch Blvd., they are both located in the Gateway Overlay Zone. As such, the provisions of that zone and the accompanying standards

ARC Review and Recommendation

The architecture review commission has reviewed this development three times and in the latest meeting has given their recommendation of approval and certification of design compliance with the gateway overlay zone. The conditions which the ARC would like to see added to the conditional use are:

1. Before a permit is issued for grading the development, the developer is required to meet with staff on site to demonstrate that all trees slated for protection on the final plans are clearly marked to be saved to prevent over cutting of existing trees during grading.
2. If any trees are removed which have been slated for protection per the final approved plans, the developer will replace the trees with vegetation as close to the size, type, quality and quantity as those removed.
3. Vegetation, including trees shall be increased in front of building 2 and the highest point of the landscaped berm between Wasatch Blvd. and the development shall be in front of building 2 to provide screening of the building from the street.
4. The developer and his architect shall work with staff to design an adequate bus shelter to be used at the site and those construction plans for the bus shelter shall be given to the City for possible use in other areas.
5. All roof lines on the proposed structures shall match in reference to roof pitches.
6. The rock pillars on the west face of building two shall be moved inward to prevent awkward shadow lines – ARC recommendation.
7. One four inch caliper tree will be required to replace the boxelder tree being removed due to building two's location.

These conditions are found in the list of conditions below.

Recommendation

Based upon the information above and the fact that the architecture review commission is requiring on final meeting before issuing their recommendation to the planning commission, staff is recommending that the planning commission review the information and take comment at the October 3, 2007 meeting and approve the conditional use with the following conditions:

Proposed Conditions for the applicant's request for conditional use:

Planning:

1. All construction shall take place in accordance with the approved plans for this development. Any changes to the plans will be required to receive the appropriate approvals.
2. Interior lighting shall shut off at 10:00 PM except for those fixtures required for safety and security purposes and that the maximum height of parking lights be no more than 18 feet (19.80.030(D)).
3. The parking ratio shall be split between two uses with 70% of the requirement being 3.53 spaces per 1000 net square feet of floor space for medical/dental offices and 30% being required at 2.84 per 1000 net square feet for professional office for a total of 112 parking spaces (19.80.050(A) and (C)).
4. All landscaping in the development shall be completed before final certificate of occupancy is granted (19.80.080(G)).

5. The development shall designate snow stacking areas on the site plan (19.80.080(H)).
6. All pedestrian walkways shall be lighted (19.80.090(3)).
7. All lights in the development shall be full-cut off (19.80.090(4)).
8. Developer shall provide stamped and colored walkways inside the development for pedestrians.
9. Split rail fence should be added along all perimeters abutted by public property.
10. No less than one dozen assorted trees shall be added to the northern end for the property for screening purposes.
11. No tree in the development shall be less than two inch caliper at the time of planting.
12. The developer shall stripe the bike lane on Wasatch Blvd. as per the UDOT standard.
13. Construction for the project shall be limited to the hours between 7:00 AM and 8:00 PM daily.
14. Before a permit is issued for grading the development, the developer is required to meet with staff on site to demonstrate that all trees slated for protection on the final plans are clearly marked to be saved to prevent over cutting of existing trees during grading.
15. If any trees are removed which have been slated for protection per the final approved plans, the developer will replace the trees with vegetation as close to the size, type, quality and quantity as those removed.
16. Vegetation, including trees shall be increased in front of building 2 and the highest point of the landscaped berm between Wasatch Blvd. and the development shall be in front of building 2 to provide screening of the building from the street.
17. The developer and his architect shall work with staff to design an adequate bus shelter to be used at the site and those construction plans for the bus shelter shall be given to the City for possible use in other areas.
18. All roof lines on the proposed structures shall match in reference to roof pitches.
19. The rock pillars on the west face of building two shall be moved inward to prevent awkward shadow lines – ARC recommendation.
20. One four inch caliper tree will be required to replace the boxelder tree being removed due to building two's location.

Engineering:

1. The City engineer shall provide his recommended conditions as an addendum to this report.

Fire Department:

The fire official has reviewed the plans and has the following comments:

1. Provide a fire department approved turn-a-round at the north end of the property.

Standards of Review for the Application

Based on statute (either state and/or municipal) the following standards apply when reviewing conditional uses in the city of Cottonwood Heights:

- 19.34 – Residential Multi-family zoning
- 19.49 – Gateway Overlay Zone
- 19.72 – Sensitive Lands
- 19.75 – Geological Hazard Areas
- 19.80 – Off-street parking requirements
- 19.82 – Signs

19.84 – Conditional Uses

Staff Contact:

Michael A. Black – City Planning Director

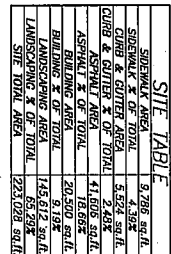
Phone: 545-4166

Fax: 545-4150

Email: mblack@cottonwoodheights.utah.gov

List of Attachments:

1. Site plans (4 pages)
2. Landscaping plans (3 pages)
3. Lighting plans (2 pages)
4. Architecture plans (7 pages)
5. UDOT conditional use approval
6. City Engineer recommendation
7. Timeline of development
8. Staff report regarding history of project with the County
9. Memo regarding open house results
10. Memo regarding history of zone change with the County
11. List of suggested conditions from the neighborhood and other letters from the public

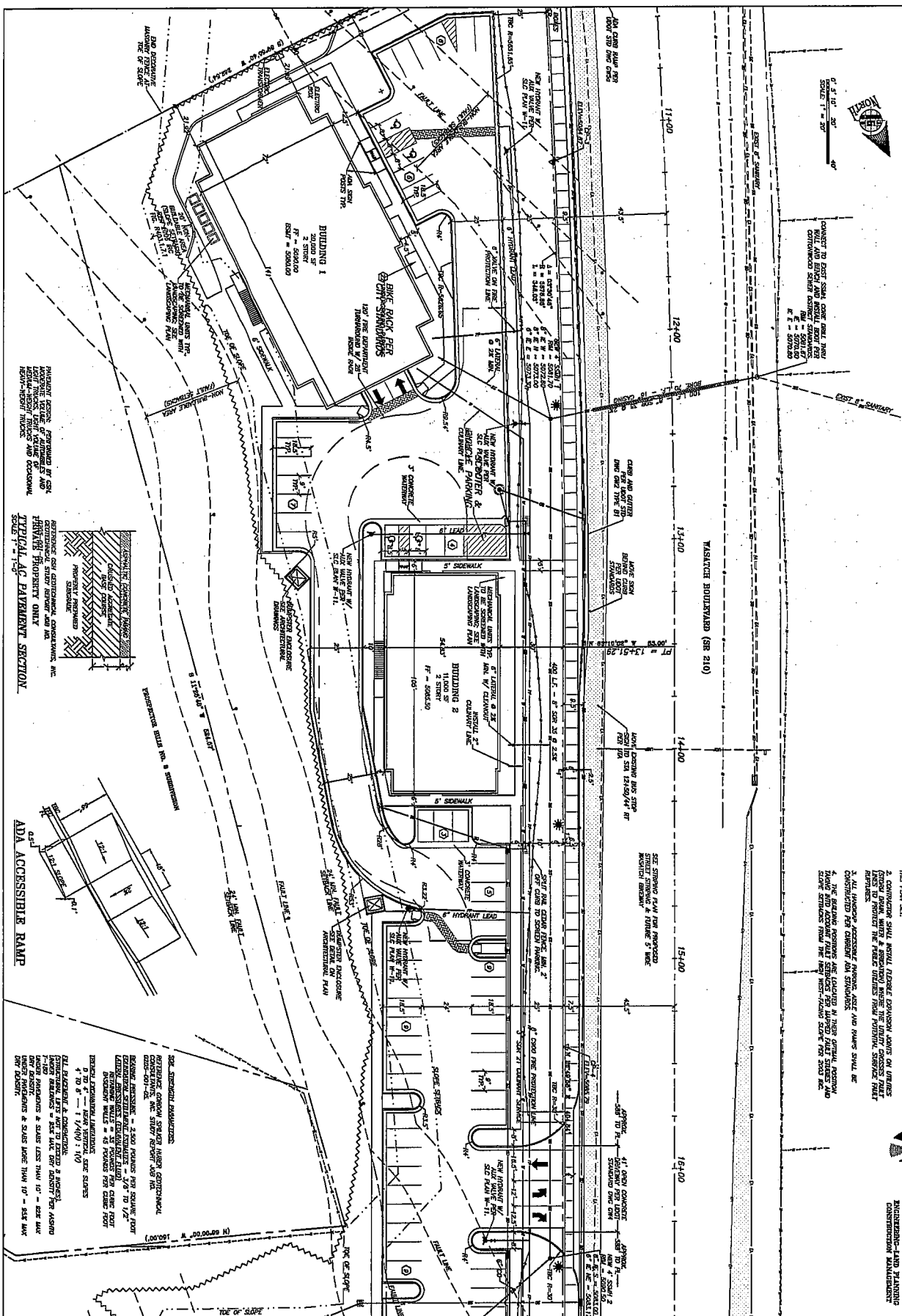


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NOT TO SCALE
SCALE 1" = 20'



PERMANENT RECORD, PREPARED BY C.E. LARSEN & M. MALMQUIST, INC. FOR THE CITY OF SALT LAKE COUNTY, UTAH. THIS PLAN IS THE PROPERTY OF THE CITY OF SALT LAKE COUNTY, UTAH. IT IS TO BE KEPT ON FILE IN THE CITY ENGINEERING DEPARTMENT. IT IS TO BE USED FOR THE CITY OF SALT LAKE COUNTY, UTAH. IT IS TO BE USED FOR THE CITY OF SALT LAKE COUNTY, UTAH. IT IS TO BE USED FOR THE CITY OF SALT LAKE COUNTY, UTAH.

TYPICAL AC PAVEMENT SECTION
SCALE 1" = 1'-0"

ADA ACCESSIBLE RAMP
SCALE 1" = 1'-0"

SEE SUPPLEMENTAL SPECIFICATIONS
FOR THE CITY OF SALT LAKE COUNTY, UTAH. THIS PLAN IS THE PROPERTY OF THE CITY OF SALT LAKE COUNTY, UTAH. IT IS TO BE KEPT ON FILE IN THE CITY ENGINEERING DEPARTMENT. IT IS TO BE USED FOR THE CITY OF SALT LAKE COUNTY, UTAH. IT IS TO BE USED FOR THE CITY OF SALT LAKE COUNTY, UTAH. IT IS TO BE USED FOR THE CITY OF SALT LAKE COUNTY, UTAH.

NOTES:
1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY. THE ENGINEER HAS NOT BEEN RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN.
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SITE UTILITY PLAN
WASATCH OFFICE COMPLEX, 7755 SOUTH WASATCH BOULEVARD
PREPARED FOR: UTAH PROPERTY DEVELOPMENT, INC.
BY: LARSEN & MALMQUIST, INC.
6620 SOUTH 1300 EAST
SALT LAKE CITY, UT 84121
LOCATION: SW 1/4 SECTION 24, T2S, R1E, S34M

LARSEN & MALMQUIST, INC.
CIVIL ENGINEERS & LAND SURVEYORS
171 WEST 1000 SOUTH, SUITE 200
SALT LAKE CITY, UTAH 84119
PHONE: (801) 772-3344
FAX: (801) 772-3344

DATE	DESCRIPTION
12/20/04	CHANGES PER COTTONWOOD HEIGHTS REVIEW COMMENTS
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SHEET
C3 OF 11

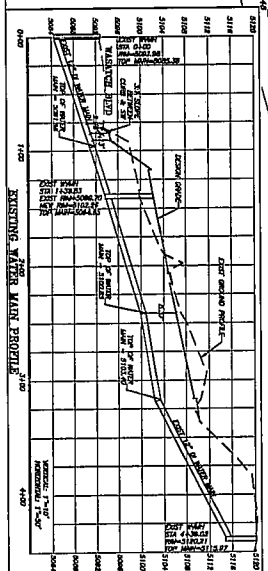
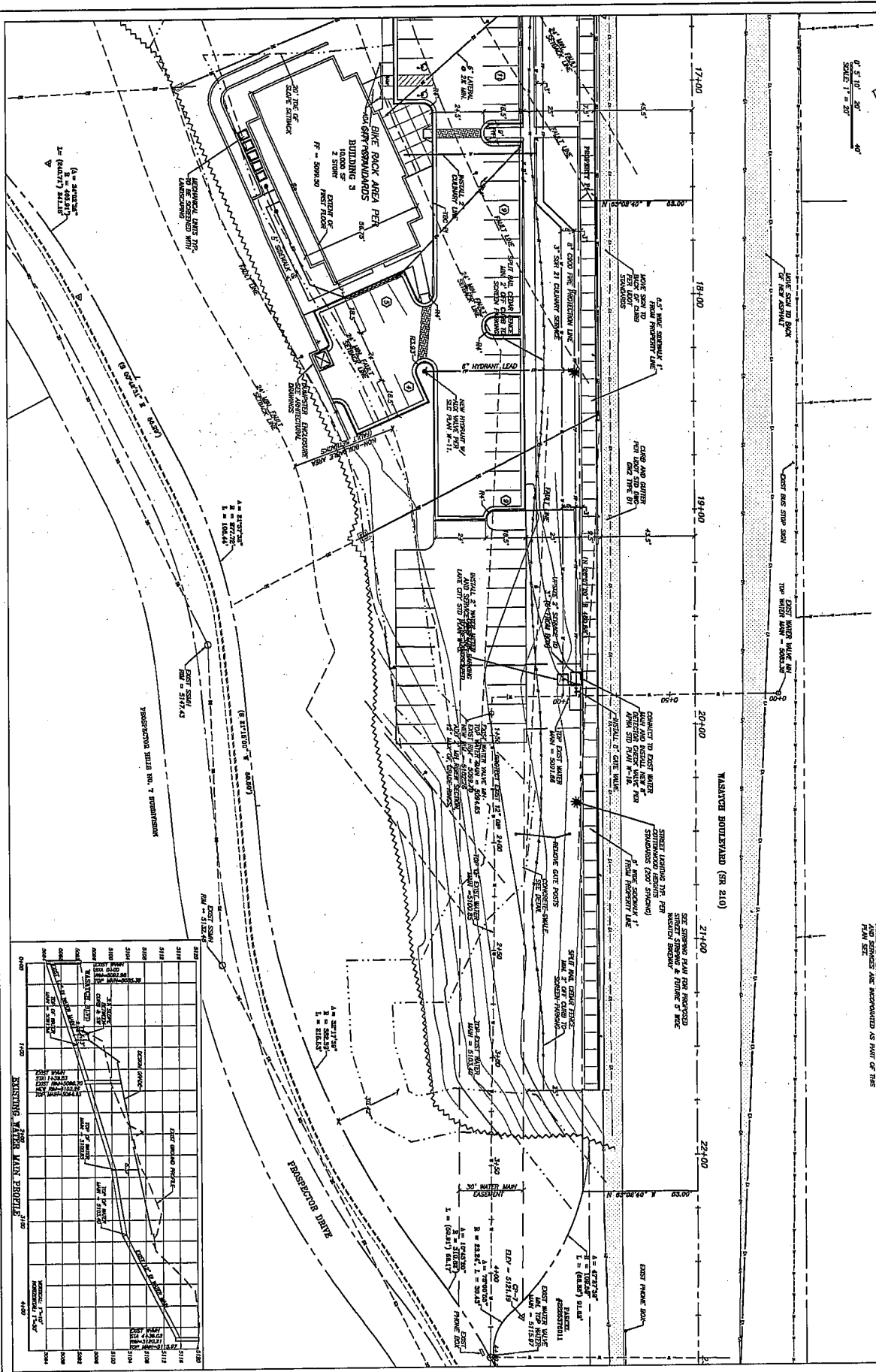


0" = 10' 1" = 20'

PLANNING ASSURANCE:
4500 SF TOTAL GROUND OFFICE SPACE
RECOMMENDED PROPOSED SPACES = 4500 SF @ 0.50 / 200
ANNUAL PROPOSED SPACES = 175 SPACES
NOTE: SOIL LANE FOR PUBLIC UTILITY GENERAL
AND SERVICES ARE INDICATED AS PART OF THIS
PLAN SET.



Northern Engineering Inc.
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT



SITE UTILITY PLAN

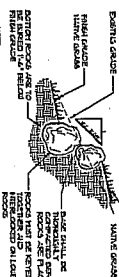
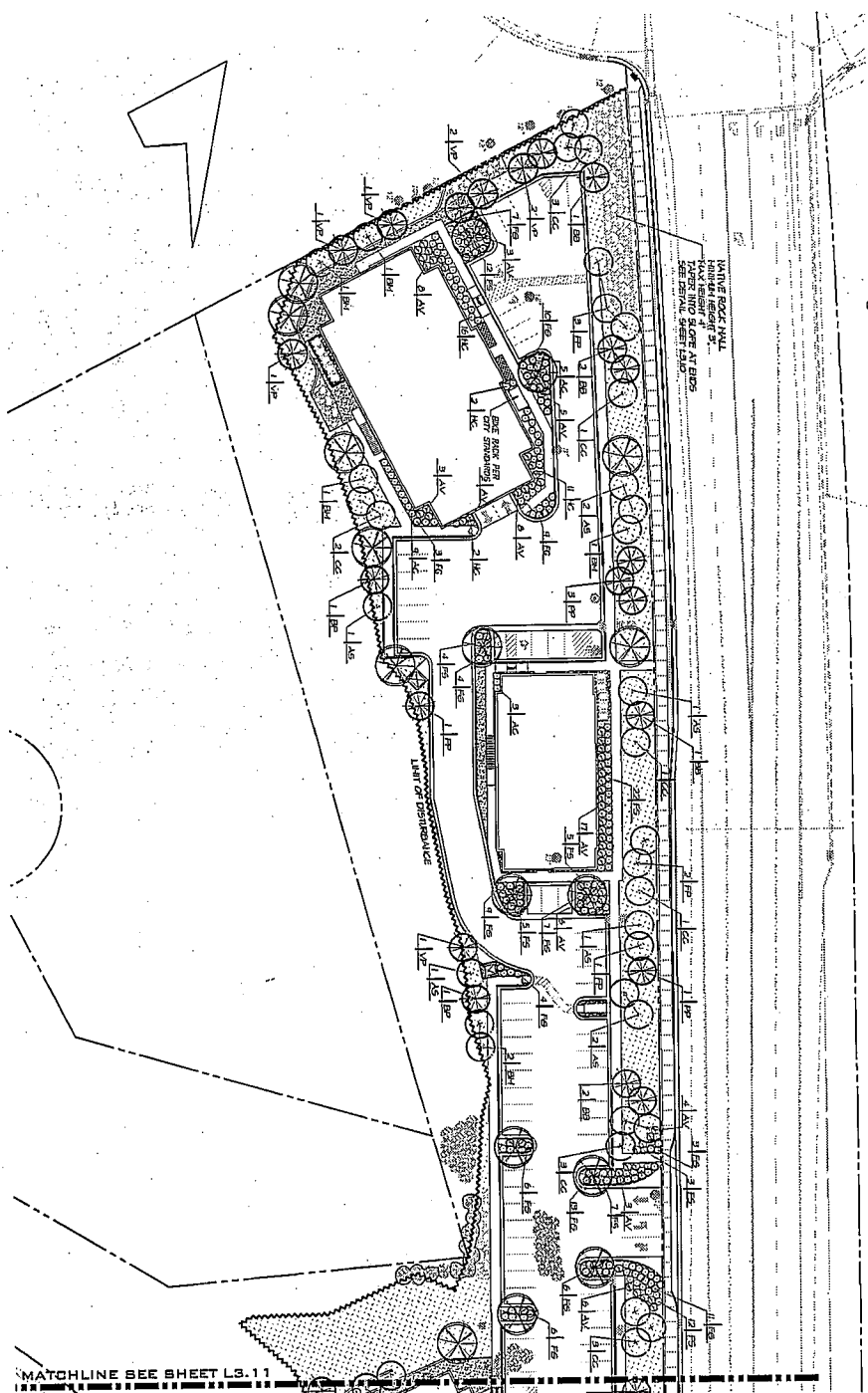
WASATCH OFFICE COMPLEX, 7755 SOUTH WASATCH BOULEVARD
PREPARED FOR: UTAH PROPERTY DEVELOPMENT, INC.
ATTN: BLAKE WALKER
6425 SOUTH 1300 EAST
SALT LAKE CITY, UT 84121
LOCATION: SW 1/4 SECTION 25, T25, R1E, S14M



LARSEN & MALMQUIST INC.
CIVIL ENGINEERS & LAND SURVEYORS
1571 West 1700 South, 2D
SALT LAKE CITY, UTAH 84119
Tel: (801) 972-2838
Fax: (801) 972-2838

REV	DATE	DESCRIPTION
1	12/20/08	CHANGES PER COTTONWOOD HEIGHTS REVIEW COMMENTS

SHEET	C4 OF 11
DATE	12/20/08
DESIGNED BY	DK
DRAWN BY	DK
CHECKED BY	DK
APPROVED BY	DK












STACKED ROCK WALL



SPLIT RAIL CEDAR FENCE
NOT TO SCALE

PLANT LIST

LEGEND (ALL LANDSCAPE SHEETS)		SYMBOLS	
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* IF DISBURSED AREAS ARE UNABLE TO BE LANDSCAPED AS SHOWN ON PLAN DUE TO WEATHER CONDITIONS OR AVAILABILITY OF MATERIALS WITHIN 14 DAYS OF FINAL GRADING, CONTRACTOR SHALL PROVIDE TEMPORARY STABILIZATION UTILIZING ProGrade CO-POLYMER TACKIFIER/SEALER FOR EROSION CONTROL.

CALL BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER
801-532-5000
CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

THE CONTRACTOR IS EFFECTUALLY INFORMED THAT THE LOCATION AND DEPTH OF THE UTILITY ARE NOT KNOWN OR CERTAIN AS SHOWN ON THESE PLANS IN MAJOR RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING CORRECT OR COMPLETE. THE CONTRACTOR MAKES RECOGNITION OF THE UTILITY LOCATION FIELD DIVISIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

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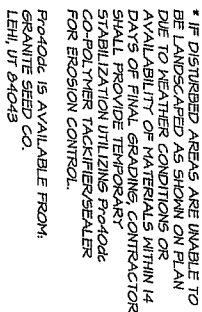
**SITE DEVELOPMENT CONSTRUCTION PLANS
FOR
WASATCH OFFICE COMPLEX
7755 WASATCH BLVD.
SALT LAKE COUNTY, UTAH**

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 TRINITE 3004
 BALT LAKE CITY
 UTAH 84111
 P 801 343 5923
 F 801 382 3400
 DLCH@CERTEL.COM

AUTOMOTIVE/RECREATION
 BENJAMIN PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING



9



PLANT LIST

CALL BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER
801-532-5000
CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
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UNDERGROUND MEMBER UTILITIES.

THE CONTRACTOR IS SPECIFICALLY EMPLOYED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO VERIFY THE LOCATION OF EXISTING UTILITIES. THE CONTRACTOR ASSUMES RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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**SITE DEVELOPMENT CONSTRUCTION PLANS
FOR
WASATCH OFFICE COMPLEX
7755 WASATCH BLVD.
SALT LAKE COUNTY, UTAH**

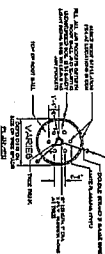
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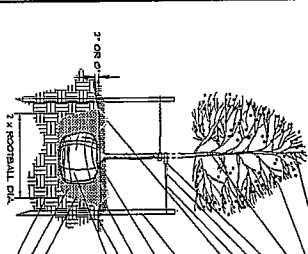
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ATTN: DR. TAYLOR 10 LANE AVE. ST. CROIX, CT 06208

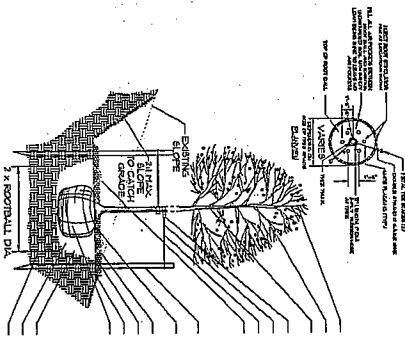
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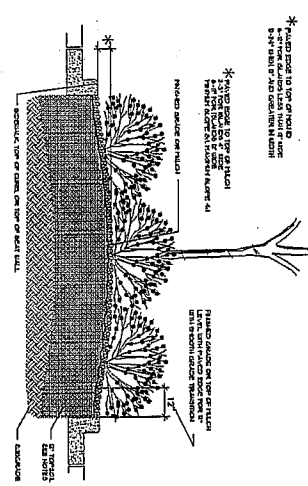
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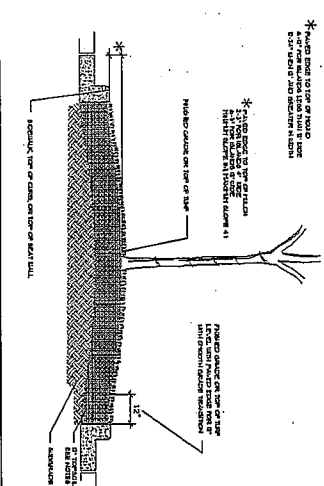
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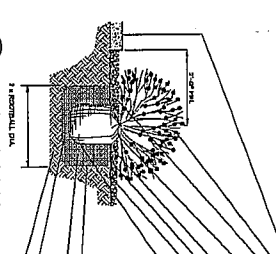
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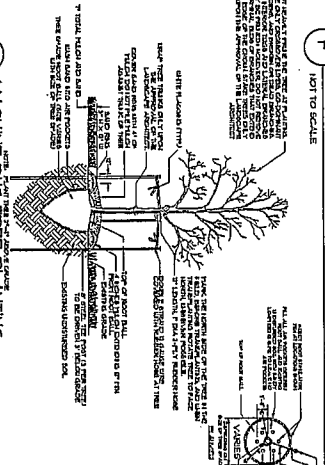
FL SHRUB PLANTING
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NOTE: PLANT THREE 2" X 4" X 120" E. C. LARCHE
MACHINE DUG TREE PLANTING

NOT TO BE USED



WASATCH OFFICE COMPLEX

NOT TO SCALE

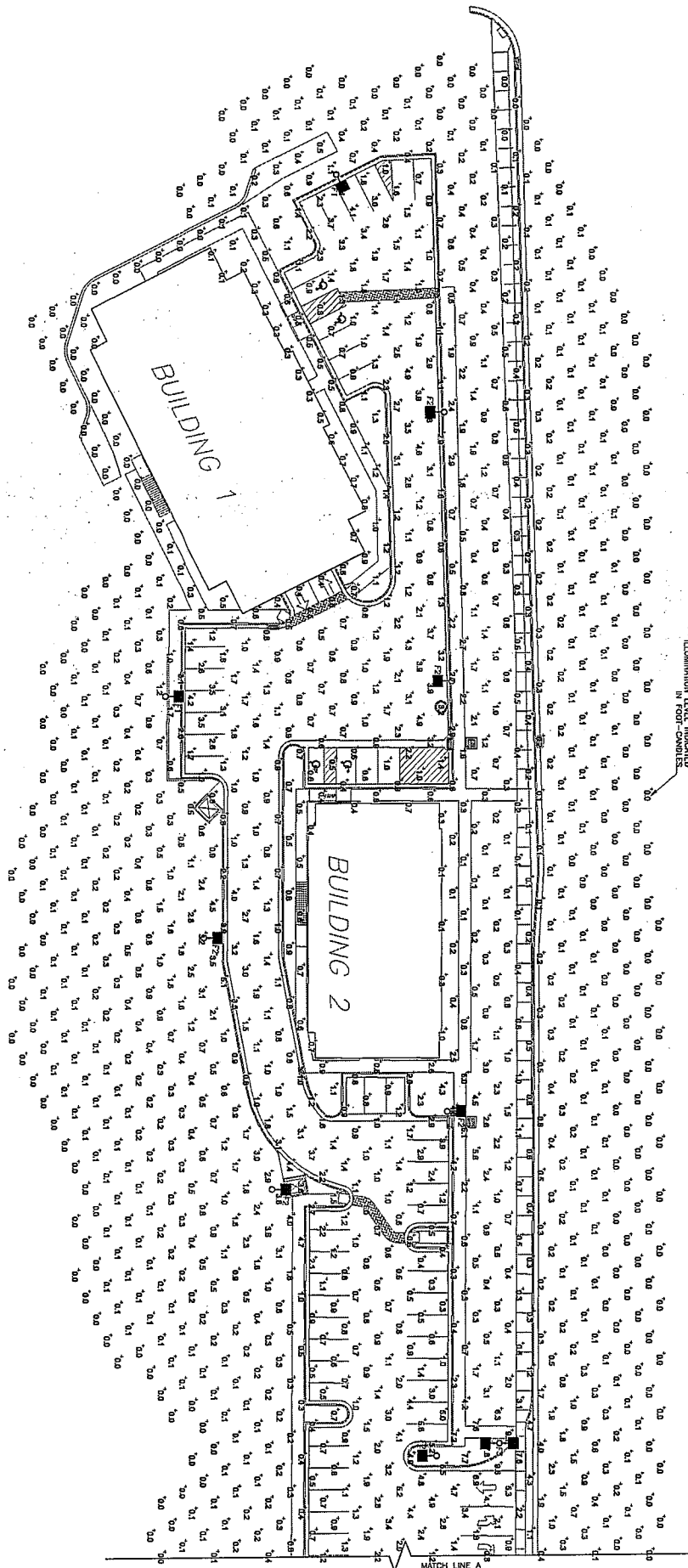
LANDSCAPE NOTES

ALSO

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ELECTRICAL SITE PLAN - LEFT

SCALE: 1" = 20'



WASATCH BOULEVARD (SR 210)

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**WASATCH PROFESSIONAL
 OFFICE PARK**

7800 S. 2300 E.

SLC, UTAH



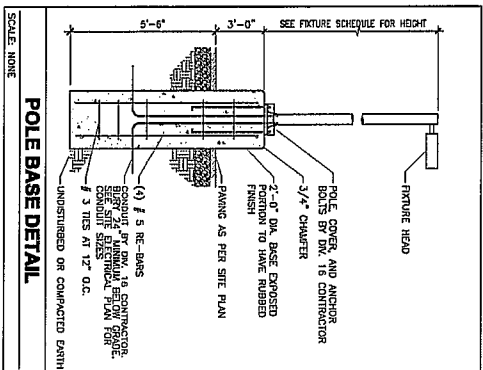
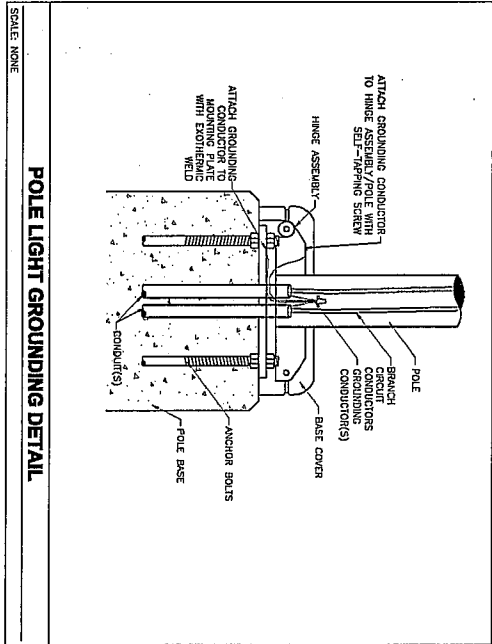
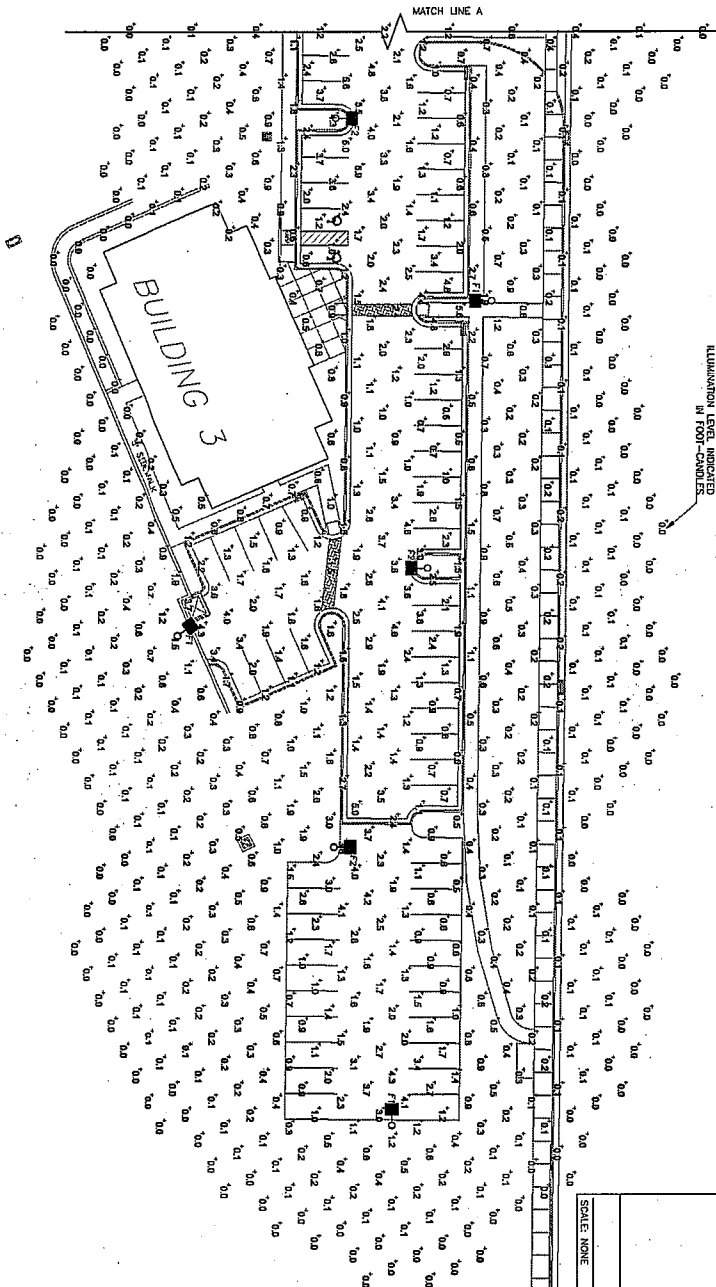
Royal Engineering

2335 S. STATE, STE. 225
 Provo, UT 84606
 (801) 375-2228



Date: SEPT 2007
 Revision:
 Job No: J04205

SITE LIGHTING FIXTURE SCHEDULE									
NO.	DESCRIPTION	QUANTITY	UNIT	FOOT COUNTS	FOOT COUNTS	FOOT COUNTS	FOOT COUNTS	FOOT COUNTS	FOOT COUNTS
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Salt Lake City, UT 84121
(801) 365.3200

contractor

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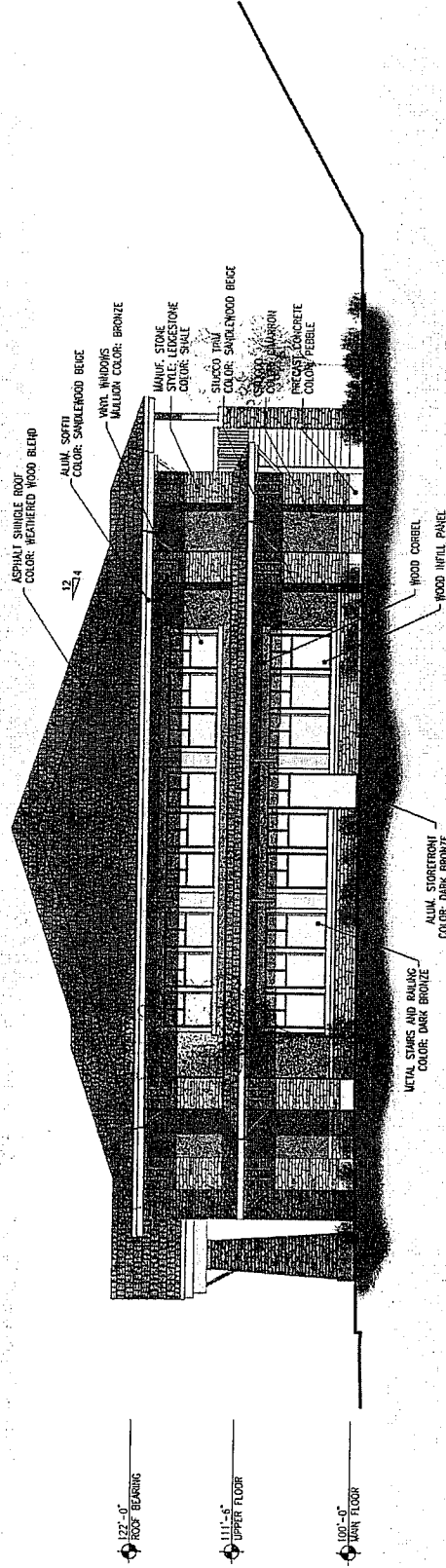
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issuance: ARC Review
project no.:
project

wasatch office
complex

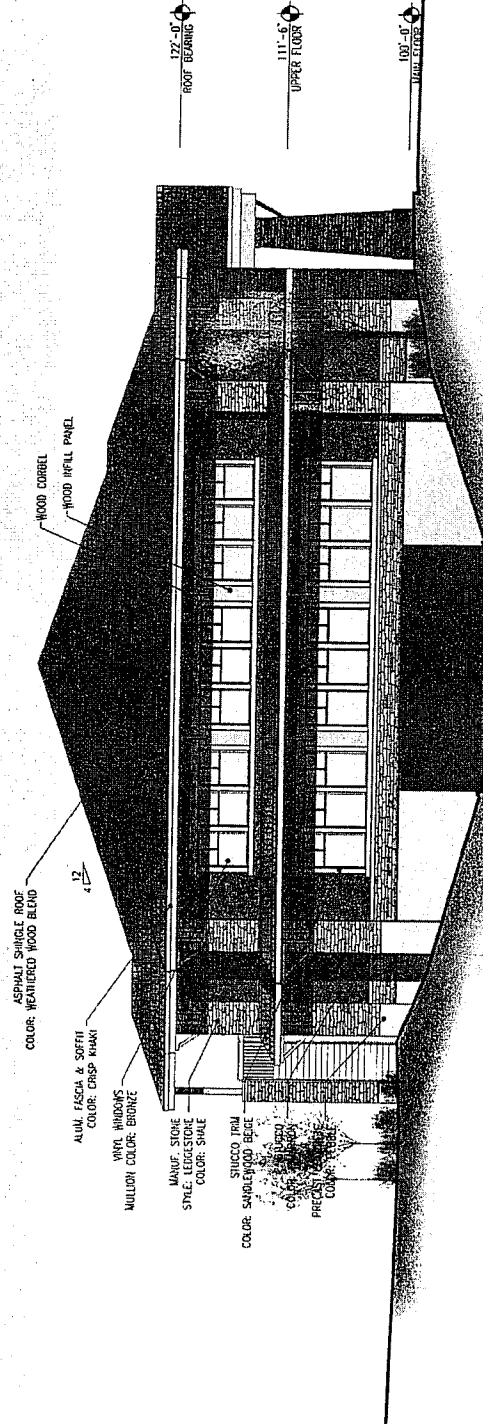
7755 S. Wasatch Blvd.
cottonwood heights, ut

building one
elevations

AE201b



SOUTH ELEVATION



NORTH ELEVATION

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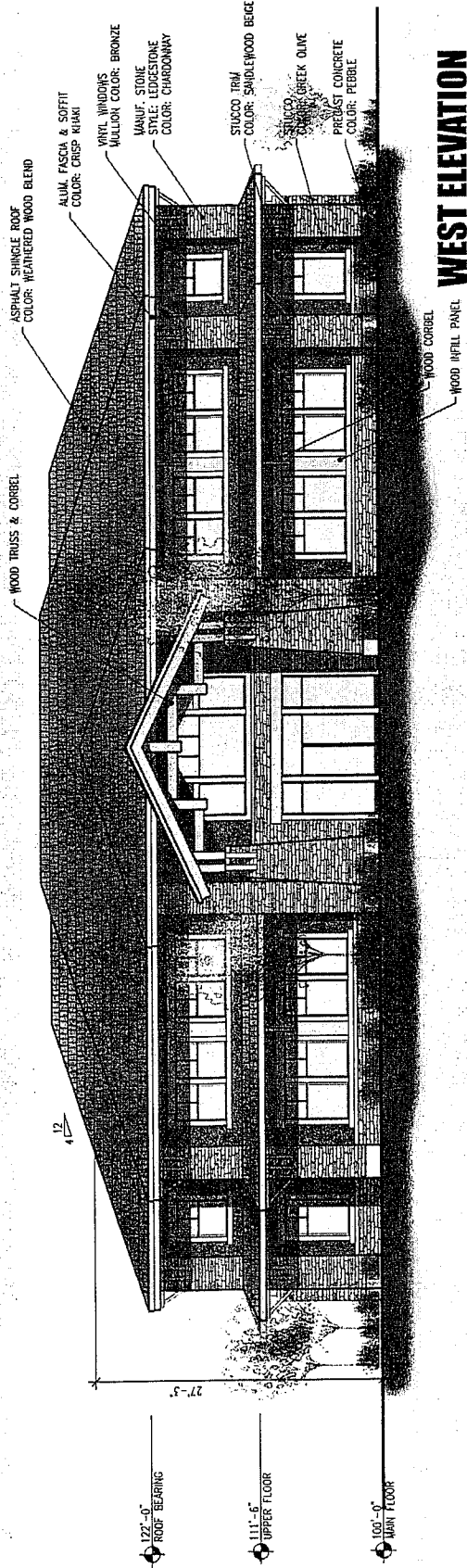
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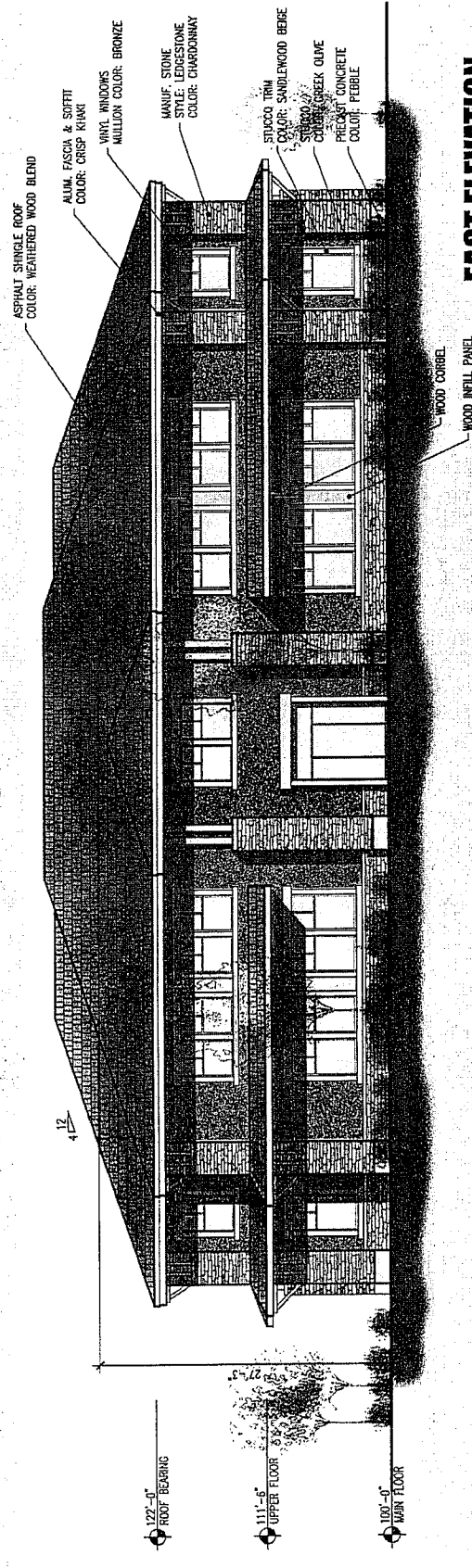
wasatch office
complex
7755 S. Wasatch Blvd.
cottonwood heights, ut

building two
elevations

AE202a



WEST ELEVATION



EAST ELEVATION

architectural design studio
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contractor

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issuance: ARC Review
project no.:

project

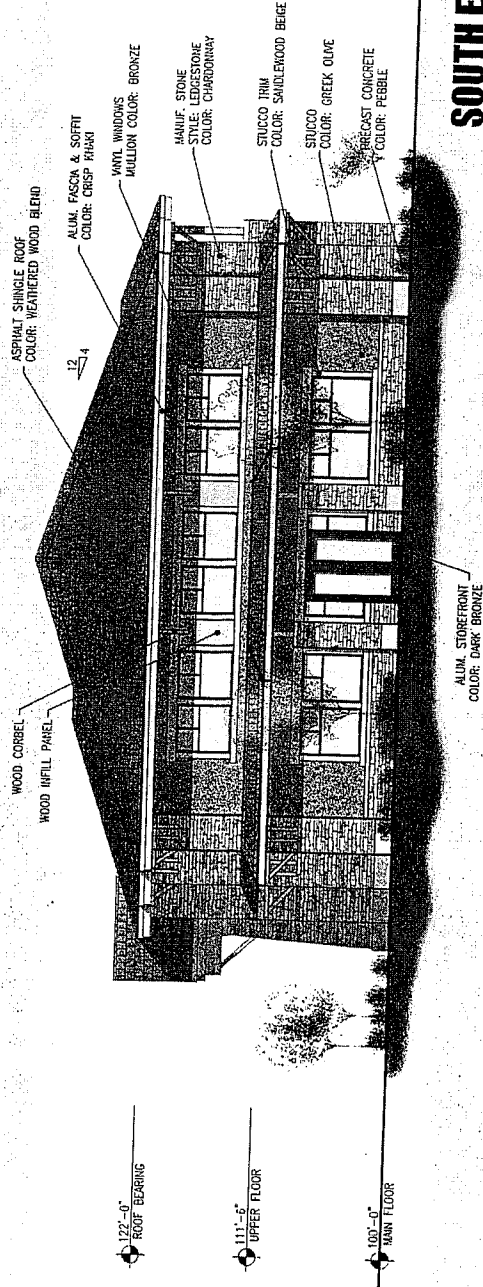
wasatch office
complex

7755 S. Wasatch Blvd.
cottonwood heights, ut

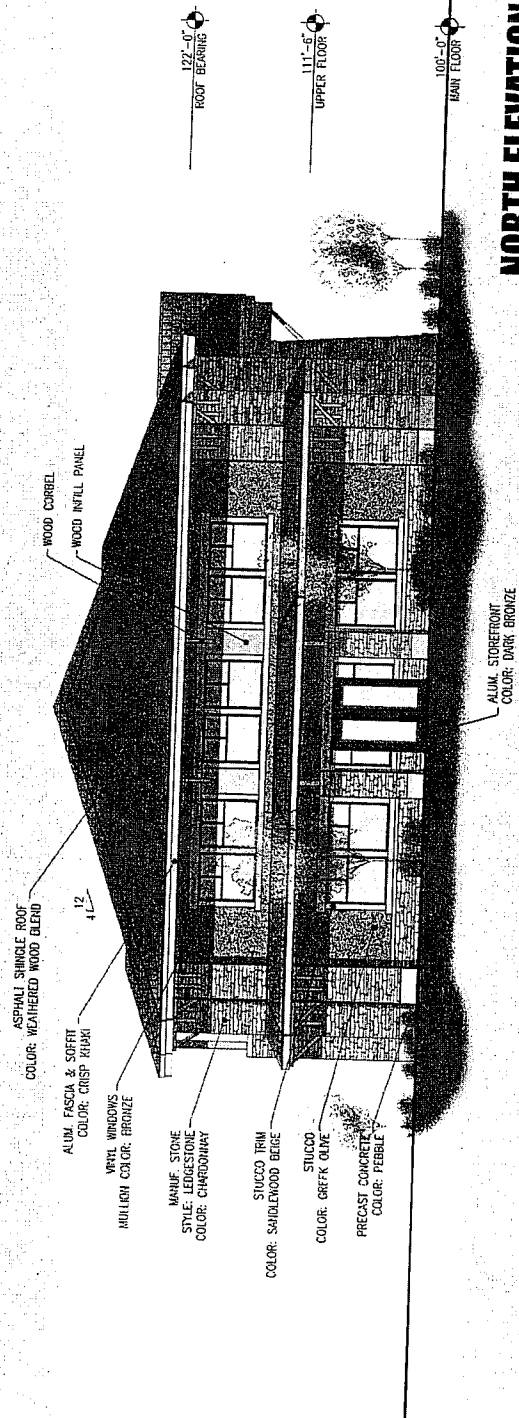
building two
elevations

AE202b

SOUTH ELEVATION



NORTH ELEVATION



blalock
and PARTNER

architectural design studio
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Salt Lake City, UT 84103
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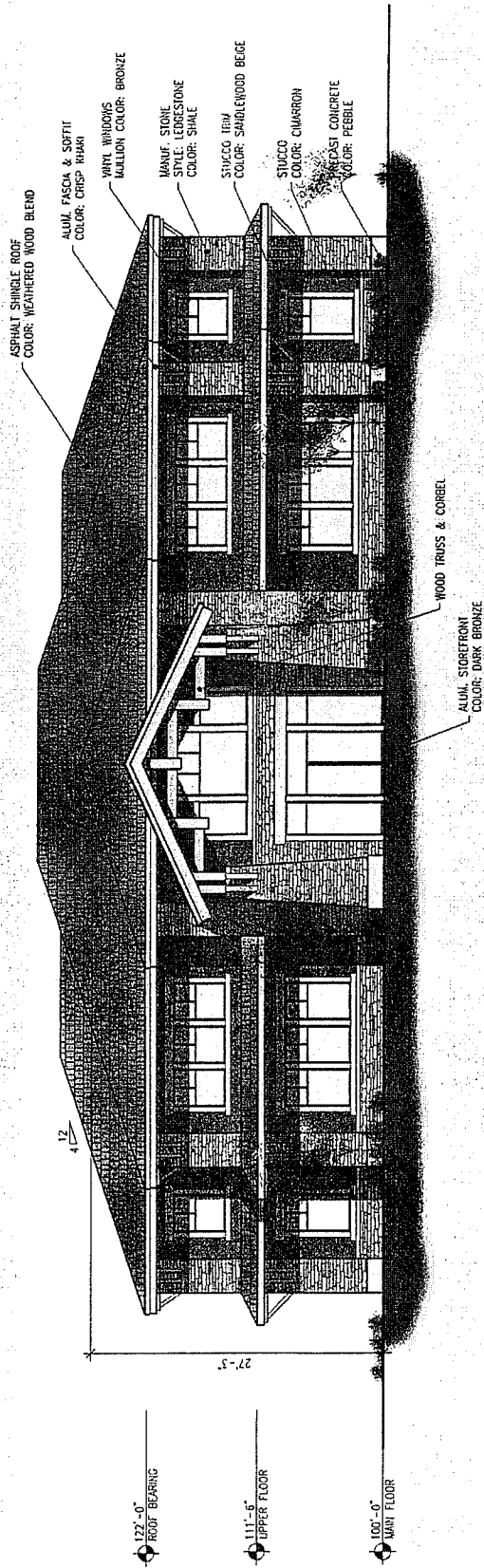
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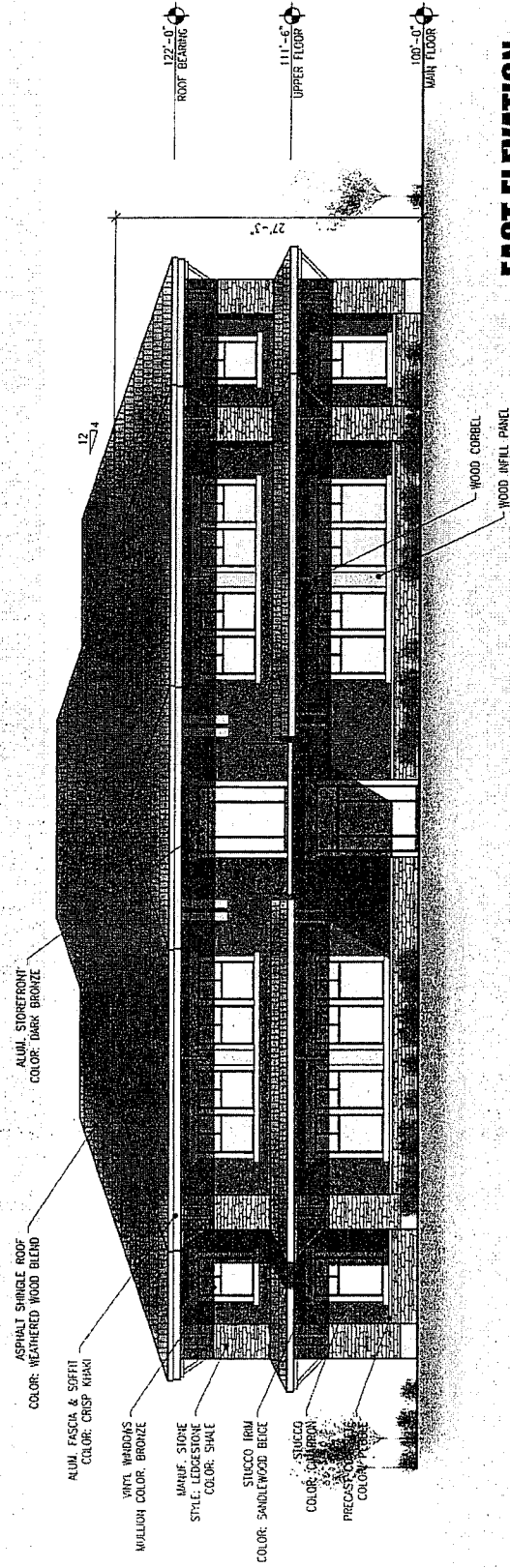
7755 S. Wasatch Blvd.
cottonwood heights, ut

building three
elevations

AE203a



WEST ELEVATION



EAST ELEVATION

and
blalock

architectural design studio
728 E. 6th Avenue
Salt Lake City, UT 84103
801.332.4345

The design shown and described herein including all technical drawings, graphic representations & models thereof, are proprietary & confidential. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without the prior written permission from Blalock & Partners, LLC.

stamp

NOT FOR
CONSTRUCTION

owner
Utah Property Development, Inc.
6029 South 1300 East
Salt Lake City, UT 84121
(801) 365-3290

contractor

RIMROCK

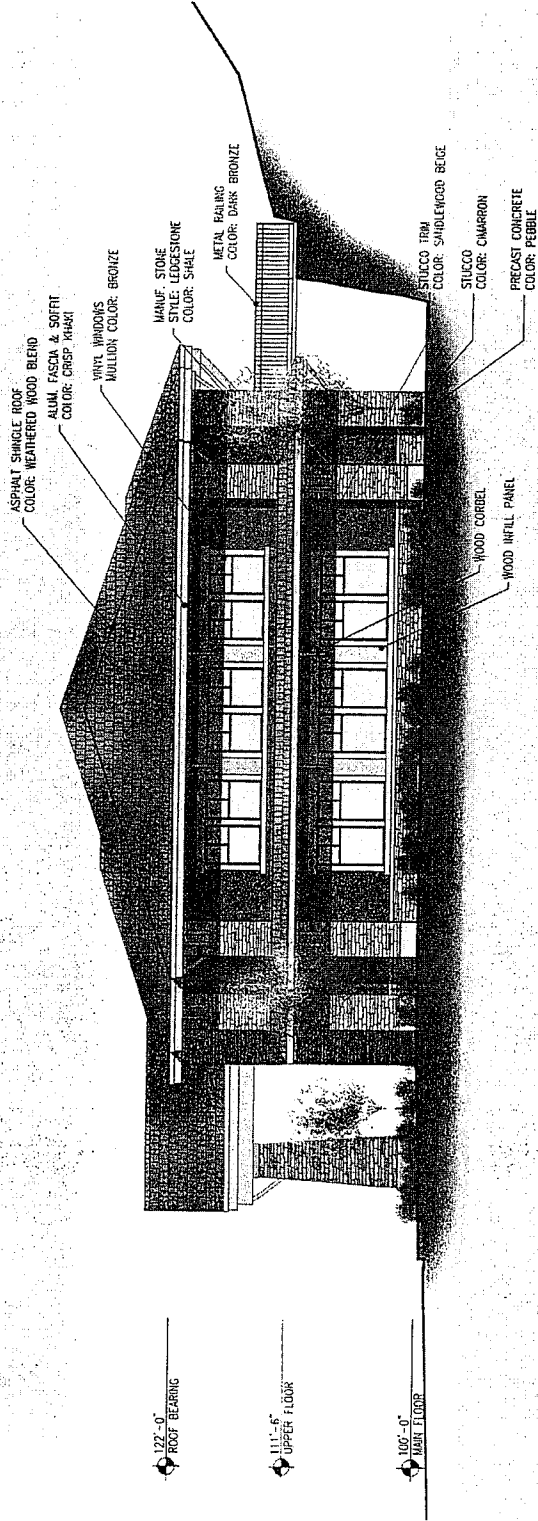
date: 27 Sept 2007
issuance: ARC Review
project no.:

project

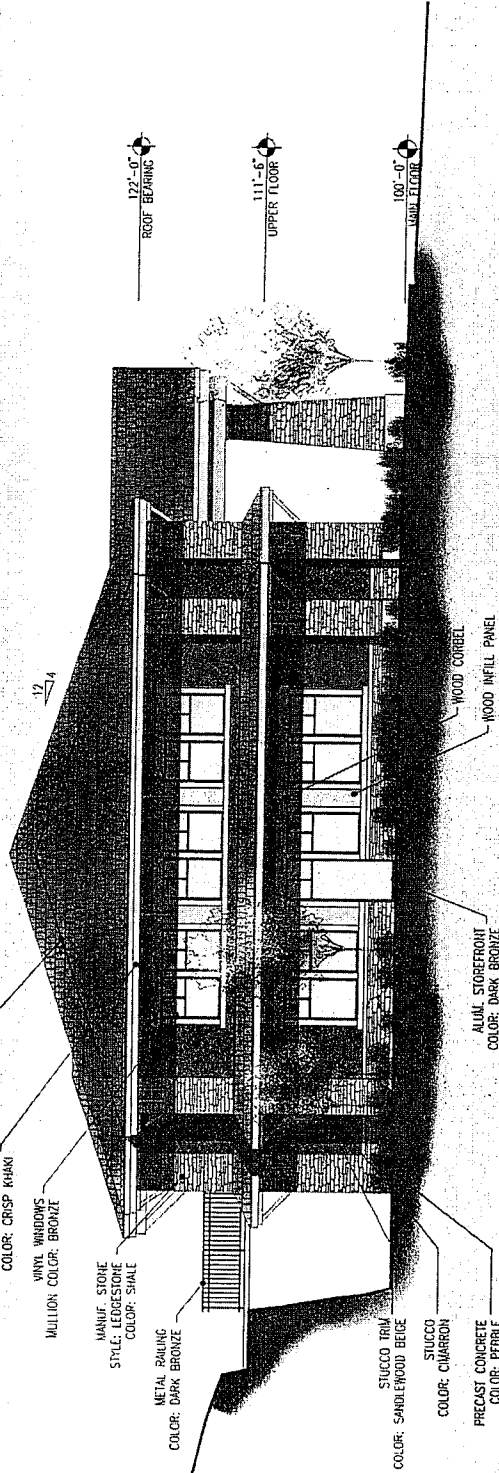
wasatch office
complex
7755 S. Wasatch Blvd.
cottonwood heights, ut

building three
elevations

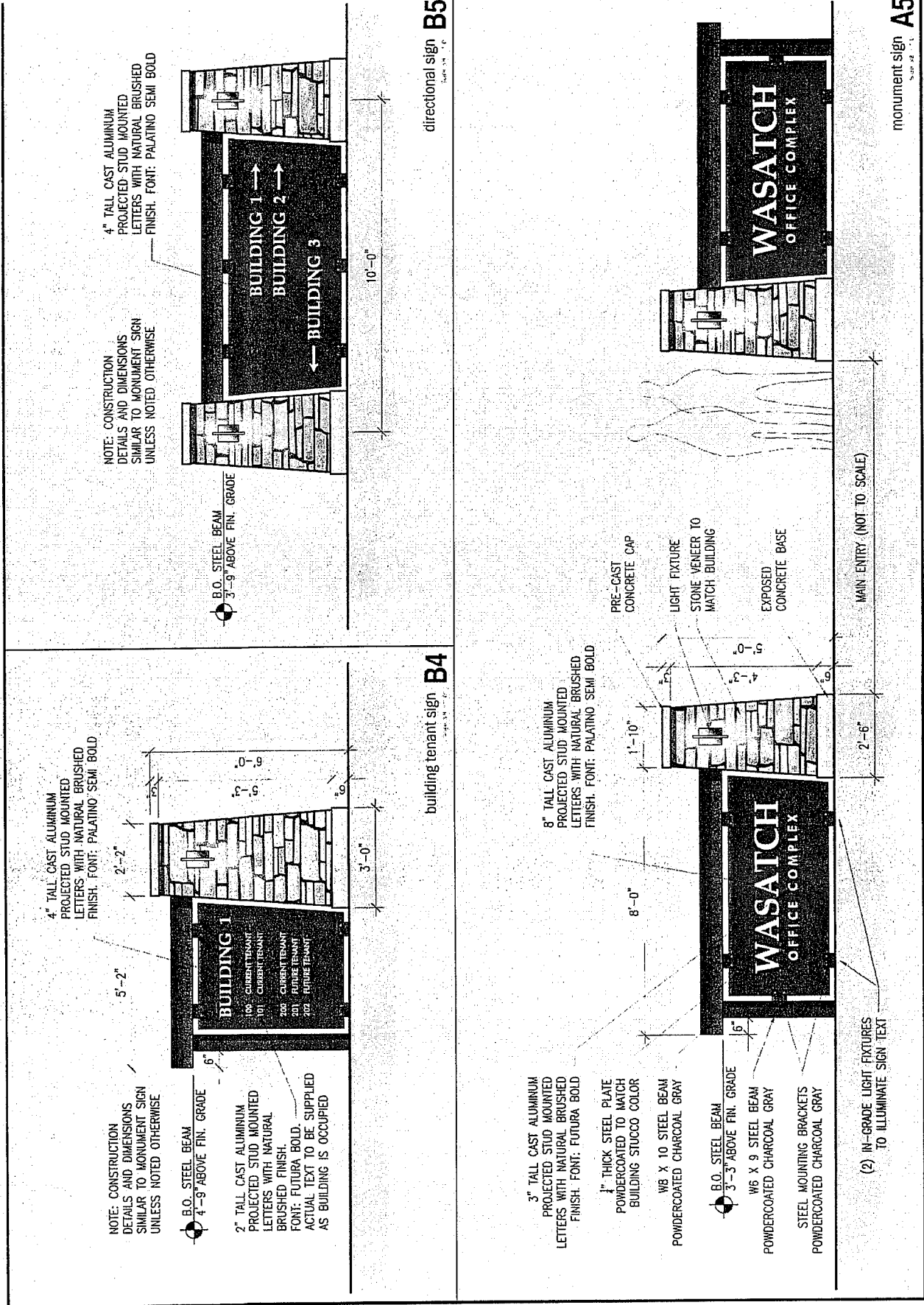
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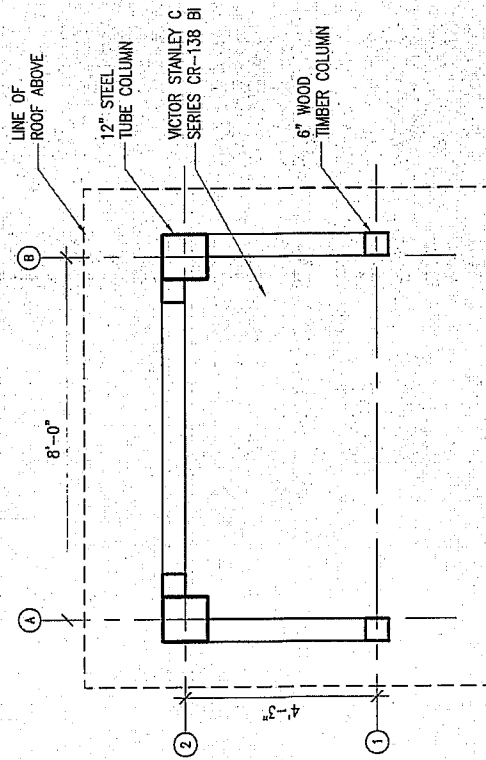


SOUTH ELEVATION

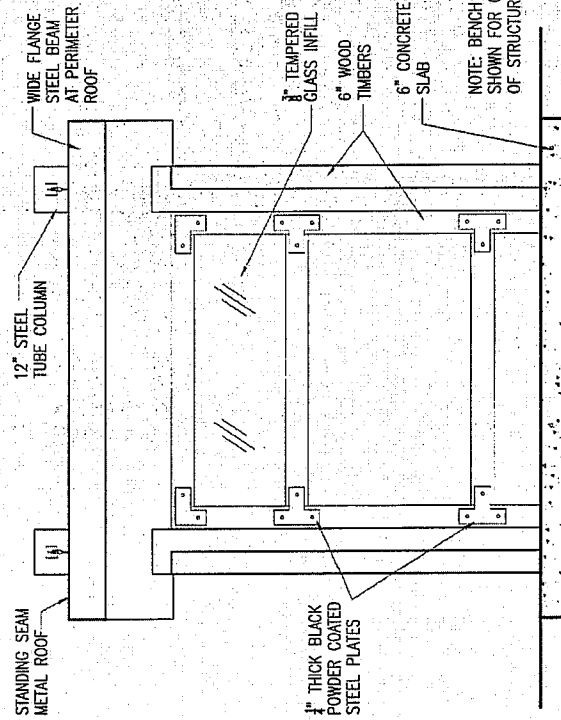


NORTH ELEVATION

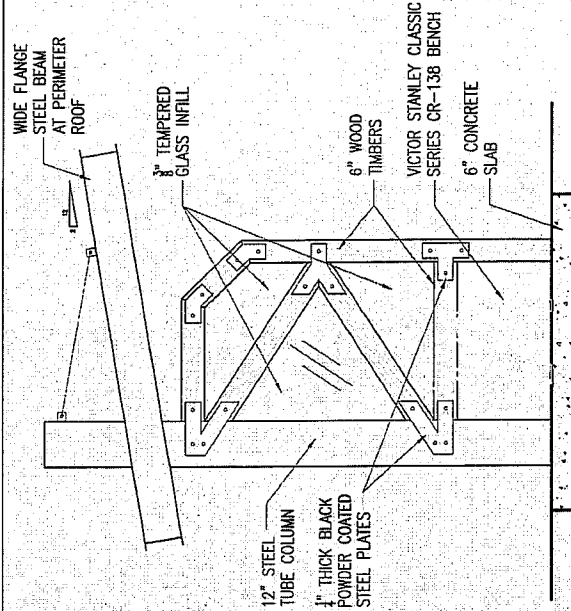




bus shelter plan **B4**
Scale: 3/8" = 1'-0"



bus shelter front elevation **A4**
Scale: 3/8" = 1'-0"



bus shelter side elevation **A5**
Scale: 3/8" = 1'-0"



State of Utah

ION M. HUNTSMAN, JR.
Governor

GARY R. HERBERT
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

JOHN R. NJORD, P.E.
Executive Director

CARLOS M. BRACERAS, P.E.
Deputy Director

August 3, 2007

Bill Bang
6629 South 1300 East
Cottonwood Heights, Utah 84121

Dear Mr. Bang:

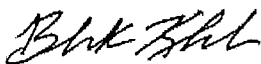
Thank you for the request for access at 7755 South Wasatch Blvd. (SR-210) for the Wasatch Office Complex project in Cottonwood Heights, Utah. The Utah Department of Transportation Region 2 Staff has reviewed the request and will grant approval with the following conditions:

1. Relocate the merge sign for the North Bound traffic on SR-210 per UDOT Standard drawings (ST series).
2. Per our last meeting you said you were going to install a bike lane throughout your frontage onto SR-210. If in fact you will be installing the bike lane remove the note future bike path and complete the bike path on the north end of the property per the MUTCD and UDOT Standards.
3. Sheet C7 - Call out 'typical gap' for decel/accel lanes. Refer to Std Dwg series DD. Also, call out decel/accel lengths as well as 3/4 "D" as shown on drawings. Provide taper for accel lane and tie-in to existing edge line. Plans show a lane width of 24' for a single NB travel lane.
4. A review fee of \$750.00.

When the requested information has been submitted, we will review your application and make any recommendations for modifications to the plans. We will need approximately two weeks review time. Until the plans are approved, no permits will be issued.

If you have any questions regarding this project, I would be happy to discuss them with you. Please call me at (801) 975-4810. We appreciate your cooperation.

Sincerely,


for Mark Velasquez
Right of Way Control Coordinator

H:\Access Roads\Correspondence\2007\SR 210\Wasatch Office Complex 7755s 8-2-07.doc



CONSULTING ENGINEERS AND SURVEYORS

12401 South 450 East C2

Draper, Utah 84020

(801) 571-9414

Fax: 571-9449

www.gilsonengineering.com

September 28, 2007

Michael Black, Planning Manager
Cottonwood Heights
1265 East Fort Union Blvd.
Cottonwood Heights, UT 84047

RE: THE WASATCH OFFICE COMPLEX DEVELOPMENT REVIEW

Michael:

We have been working with the developers on the Wasatch Office Complex since December 2005. The proposed Wasatch Office Complex is located in the City's Sensitive Lands Overlay Zone and there are many environmental conditions that warrant special consideration and detailed analysis to ensure that the development is suitable for the proposed site.

To date we have required the developer to submit more than a half dozen reports to address our concerns with their geotechnical and geologic studies in order to evaluate the slope stability, fault line setbacks and drainage. The geotechnical consultants have performed several fault trench studies and numerous laboratory analysis of the existing soil conditions. We required several computer models of both static and dynamic seismic loading to quantify the factor of safety on the slope.

We have thoroughly evaluated the proposed development to ensure that it is in compliance with local codes, State statutes and federal standards. There are a number of regulations and standards used during the review process that include, but not limited to:

1. Cottonwood Heights Code of Ordinances
2. Cottonwood Heights City Standards
3. Access management and roadway design standards from UDOT, AASHTO, MUTCD and FHA
4. 2006 International Building Code
5. Utah State statutes and regulations
6. Federal ADA standards
7. Utah Geological Survey and United States Geologic Survey
8. Current Standard of Care for Surface Fault Rupture Study and Slope Stability
9. ASTM standards

Our review and investigation of their reports and studies have resulted in limitations to the development in order to maintain an adequate factor of safety, meet the current standard of care and ensure compliance with codes and regulations. Some of these limitations include:

1. Restrictive building pad envelopes with stringent setback requirements.
2. Setbacks from the toe of the slope.
3. Limited disturbance of the slope.
4. Aggressive drainage measures to capture overland flow and manage nuisance water that may saturate the toe of the slope.
5. Underground detention basin.
6. Flexible expansion joints on major utilities to minimize damage from seismic displacement.
7. Minimize the impervious surface of the site to 35% as required by the Sensitive Lands Overlay Code.
8. Stringent detention and storm water treatment standards which reduce the hydrocarbons and sediment in the discharged water.
9. Proactive access management to minimize impact to the Prospector access and Bengal Boulevard intersections. Roadway design includes acceleration and deceleration lanes with center turn lane and right-of-way for a future bike lane.
10. ADA access and pedestrian facilities, including a bus bench.
11. Preservation of the open space and minimization of the impact to the 30%+ slope and existing vegetation.

The current plan set reflects a design process that has undergone more than a half a dozen reviews and extensive coordination with the developer to ensure that all City codes and applicable standards are met. We have placed considerable emphasis on the fault line setbacks and slope stability during the review. The current plans reflect the efforts of these activities over the last 2 years. Currently, approval by the City Engineer is conditioned upon completion of the following items final plan set:

1. Consolidate all of the references to 'called-out' details on the details sheet.
2. All utilities must have a 10' easement with the utility centered within the easement. Parallel utilities should have their own easements allowing 10' between each utility. An access easement for all the storm water treatment system must be recorded so the City can maintain the system.
3. Show ADA ramps at the entrance drive into the complex from Wasatch drive. Show the details in the plan set.
4. Maintain a minimum of 10' between utilities and the buildings.
5. The utilities should remain under paved areas and not in landscaped areas wherever possible.
6. Align the parking stalls north of building 3 (see redlines).
7. Show the runoff quantities of the slope in the storm drain calculations.
8. The land drain must intercept the runoff from the gully and existing CMP piping near building 3.
9. The ground or land drains should be provided at the end of swales to conduct the storm drain water into the main storm drain system.. Based on the geotechnical reports we are concerned about keeping all areas well drained and free from potential soil saturation.
10. Call out the specific heights of the retaining wall in the detail section of the plan set (C10).
11. The lot north of Building 1 should be regraded to conduct water away from the underground parking entrance and/or a slot drain installed.
12. Show the number of underground parking stalls.
13. Show all regulatory signs for the site.

14. Identify areas in typical road section versus the typical parking paving section.
15. Fix overwrites as shown.
16. Provide stationing in plan view that is legible (move it out of dark areas etc.)
17. Provide utility crossings in profile.

The above items can be reflected in the final approved plan set. I recommend approval of the site plan contingent on the completion of these items and other incidental details that will be associated with the final design set. Additionally, the design of the structures on the site should reflect the geotechnical considerations reflected in the studies and reports issued for the development of the site. These issues will be governed by the City building official and regulated by the standards of contained in the 2006 IBC.

The geologic hazards should be reflected in a recorded document at the Salt Lake County Recorder's office to inform parties of the site specific hazards associated with the site as per City ordinance.

Please call if you have any questions or require additional information.

GILSON ENGINEERING, INC
CONSULTING ENGINEERS AND SURVEYORS

Brad Gilson, P.E.
Cottonwood Heights City Engineer

Cc: Kevin Smith, Deputy City Manager

WASATCH OFFICE COMPLEX DEVELOPMENT TIMELINE

- November 2001 County DENIES a request for a general plan amendment from “Public Facilities – Parks – Open Space” to “Residential Multi-Family” and a zone change from R-1-10 to RM
- March 9, 2004 County APPROVES a request for a general plan amendment to “Residential Professional Office” and a zone change to RM/zc allowing office buildings
- September 8, 2004 County reviews the proposed conditional use and continues the meeting without making a decision. The following instructions are given to the developer to work on before they return to the planning commission:
 1. Recommend extending a sidewalk along Wasatch Dr.
 2. Design site, grading and landscaping to hide parking areas.
 3. Only provide the absolute minimum parking as required by parking standards for the proposed building.
 4. Suggest elimination of left turns out of project. Suggest right-in/right-out only.
 5. Recommend a peer review of the geotechnical report.
- December 3, 2004 County reviews the proposed conditional use and continues the meeting again without making a decision. The applicant had still not received approval from UDOT to access Wasatch at this point. The planning commission also stated that if Cottonwood Heights was to incorporate before the developer could meet the outstanding items as of this date, the file would be closed without a resolution.
- January 14, 2005 Cottonwood Heights incorporated. The applicant never met the deadline for resolution of the outstanding items and file was closed.
- October 17, 2005 A new application for a conditional use was received by Cottonwood Heights.
- December 13, 2005 Applicant informed that geological matters on site were very concerning to staff as those matters had not been sufficiently addressed yet.
- March 9, 2006 Letter forwarded to applicant informing them that, even after additional geological submissions, staff was not satisfied that the site was buildable. More tests were required.
- September 2006 Hiram Alba PG, states that he is satisfied that all of the geotechnical concerns have been met regarding the fault lines. The slope stability is still an issue he is waiting for information on.

- September 14, 2006 The applicant meets with the Architecture Review Commission (ARC) where they receive at least 10 items to work on to comply with the Gateway Overlay Zone standards.
- October 2006 An open house is held with the public to inform them of a the intent of the applicant to request a conditional use from the Planning Commission for three office buildings.
- November 17, 2006 The applicant returns plans to address the ARC's comments. There are at least three issues still unresolved from the ARC.
- December 6, 2006 Brad Gilson PE (City Engineer), informs staff that the applicants permit for access to Wasatch Blvd. from UDOT has expired.
- December 6, 2006 Application officially on hold until UDOT approval for access to Wasatch is obtained or another alternative is proposed.
- December 12, 2006 Research conducted which concludes that Salt Lake County followed requirements for noticing a public hearing for a zone change in 2004.
- January 24, 2007 The City Council holds a question and answer session with the public, staff and UDOT. UDOT states that the developer does not have the required access permit for the offices and will expect an application for such.
- August 21, 2007 UDOT issues a conditional letter of approval.
- September 11, 2007 The City Council holds another question and answer session with the applicant and staff.



~~24~~ March 2005 (32)

Wasatch Office – Investigatory Staff Report

File Name:	Wasatch Office
County Parcel Number:	2225376013
Location:	7755 South Wasatch Blvd.
Parcel Area:	3.09 acres
Owner/Applicant:	Blaine Walker
Staff:	Michael Black, City Planner

Purpose of Staff Report

Staff has prepared a report outlining the history of the request for development of the Wasatch Office Building from the initial zone change and general plan amendment to the application for a Conditional Use. The purpose of the report is to outline significant achievements, and failures, in the development's history with Salt Lake County.

History

The original general plan designation for the proposed Wasatch Office, adopted in 1992, was Public Facilities – Parks – Open Space. In 2001, the zoning was R-1-10.

The Salt Lake County Planning Commission, before the Cottonwood Heights Township Planning Commission was formed, reviewed the same request for a general plan amendment and zone change in October of 2001. The result of the review was a denial of the application. Subsequent to the October 2001 Planning Commission denial, the applicant requested a chance to appeal to the County Council which netted the developer a denial from the County on November 27, 2001. The County Council denied the request for general plan amendment and zone change with a vote of 8:1.

Zone Change

March 9, 2004, an approval was granted for a general plan amendment from residential to professional office and a zone change from R-1-10 to RM/zc, subject to the following conditions:

1. All uses are subject to conditional use approval and limited to the following uses:
 - a. Office, business, and/or professional
 - b. Medical, optical and dental laboratories
 - c. Public and quasi-public uses
2. Height of buildings is limited to two stories and 35 feet from the lowest original grade to the mid-point of the roof.
3. Total building square footage is limited to 50,000 square feet gross.

In March of 2004 the Salt Lake County Planning Staff supported the proposed change of the general plan designation and subsequent zone change. County Planning Staff stated that:

"The planning goals and policies that are an important part of the Cottonwood Heights Community General Plan are supportive of careful placement of new office developments that integrate with existing patterns of development and provide a clear and compatible transition with adjacent uses."

Staff also pointed out in their February 3, 2004 report that the site layout, including transitions from office uses to residential uses would be addressed during the conditional use and site plan review portion of the development process and should not be a concern to the Planning Commission during a request for general plan amendment and zone change.

Natural Hazards

The original Geologic Report from AMEC, which was prepared for the zone change review, stated that there were several traces of the Wasatch Fault running north to south through the property. The report also stated that the latest offsets from a sustained earthquake were 5 - 7 feet (time-period of the quake was not mentioned). In light of the submitted Geologic Report, County Staff recommended that there be no buildings built within 50 feet of a fault line on this property.

In addition to fault lines, there is a 12 inch underground water main located at the northern end of this property. That water main is protected by a 20 foot easement which prohibits development inside the easement.

Conditional Use

September 8, 2004, the Salt Lake County Planning Commission reviewed an application from the developer for a proposed conditional use and gave the developer the following comments, without giving an approval or denial:

1. Recommend extending a sidewalk along Wasatch Dr.
2. Design site, grading and landscaping to hide parking areas.
3. Only provide the absolute minimum parking as required by parking standards for the proposed building.
4. Suggest elimination of left turns out of project. Suggest right-in/right-out only.
5. Recommend a peer review of the geotechnical report.

At the same meeting, the Planning Commission continued the public hearing regarding this conditional use for one month at the request of staff and the Cottonwood Heights Community Council. There were a few reasons to continue this item; one of them being the required UDOT approval for access from Wasatch Drive had not been granted at the time of the meeting.

On December 3rd, 2004, Salt Lake County Staff prepared a report for an imminent Planning Commission meeting which recommended a continuance again due to the fact that the applicant had still not received proper approval from UDOT. UDOT's problem with approving the access appeared to be that UDOT engineers were not certain that a Wasatch Drive access point was more practical than an access to Prospector Drive to the north of the project. County staff and the developer were not in favor of an access to Prospector Drive.

On December 3rd, 2004, even though a staff report was prepared for the development and the Planning Commission scheduled the item on their agenda, there were, at least, 46 points of concern outstanding on the proposed Wasatch Office plans. The concerns ranged from

geology to landscaping. On the same day, County staff asked the Commission for two motions. Number one was for the Planning Commission to require the applicant to gain approval from UDOT for access to Wasatch and that they forget about Prospector Drive as a possible access. Number two was to make a motion to continue the item for a period of time not to exceed six months. Both motions appears to have carried. In the staff report from the same date, staff also stated that if Cottonwood Heights was to incorporate before the applicant could address the 46 issues of concern, then the County would give up jurisdiction of the project and in effect kill the application.

In talking to County Staff, I have ascertained that the applicant never met the deadline for receiving a UDOT approval. In fact, the applicant was not in any position at all to be scheduled for a Planning Commission meeting, or another staff review, at the time the City incorporated. The reason for this: the applicant had not made sufficient progress in addressing the concerns listed in the December 3rd Salt Lake County Staff Report irregardless of the existence, or non-existence, of a UDOT approval. Because of this fact, County Planning and Development Services denied the application and closed the file at the time of the Cottonwood Heights incorporation.

Based on the findings of the review of the Wasatch Office file, the developer will be required to submit a new application with all of the Cottonwood Heights' requirements for a Conditional Use and Site Plan, including fees and an UPDATED Geologic Report, IF the developer is allowed to proceed from this point.

Cottonwood Heights Planning Department
1265 East Fort Union Blvd. Ste. 250
Cottonwood Heights, UT 84047
Telephone 801-545-4154
Fax 801-545-4150

Memorandum

To: Cottonwood Heights Mayor and City Council
CC: Liane Stillman, City Manager
Kevin Smith, Deputy City Manager

From: Michael A. Black, Planning Director

Date: October 17, 2006

Subject: Wasatch Office Open House

The planning department held a successful (based on number of people) open house on the 12th of October. The open house was held in the City Offices and was attended by at least 40 residents, 6 staff members and 1 elected official. We feel that the format was conducive of an open meeting for dialog. We have found that a potential for the following items (in no particular order) were of most concern to our residents:

1. Traffic
 - a. Increase in traffic in general
 - b. Dangerous ingress and egress from the project
 - c. Blind hills and curves on Wasatch
 - d. The ability for UDOT to obtain the prescribed ROW for future widening on Wasatch
 - e. Bengal intersection congestion.
2. Decrease in home values as a result of the development.
3. Light pollution resulting from an office park.
4. Unsightliness of mechanical equipment.
5. A zone change that may not have been noticed correctly by the County that affected this property.
6. Feasibility of offices being rented and not left empty.
7. Building scale, including height and bulk.
8. Excessive parking that may be used at night or on weekends by skiers.
9. Noise pollution traveling to the neighborhood above the proposed development.
10. Stockpiling of snow at the north end of the property near Prospector Drive.
11. The refusal of the developer to follow the Prospector Phase II CC&R's.
12. Deterioration of the slope which could affect houses on Prospector Circle.
13. The use of extensive retaining walls.

14. Lack of area to collect storm water.
15. Use of buildings in the future as hotels and bars.

The residents were also concerned with the following perceived issues related to the incorporation:

1. The new City is not listening to the citizens, just like the County never listened.
2. The County had stated in the past that the property was unbuildable, based on geology, and now the new City is stating that the property is buildable.

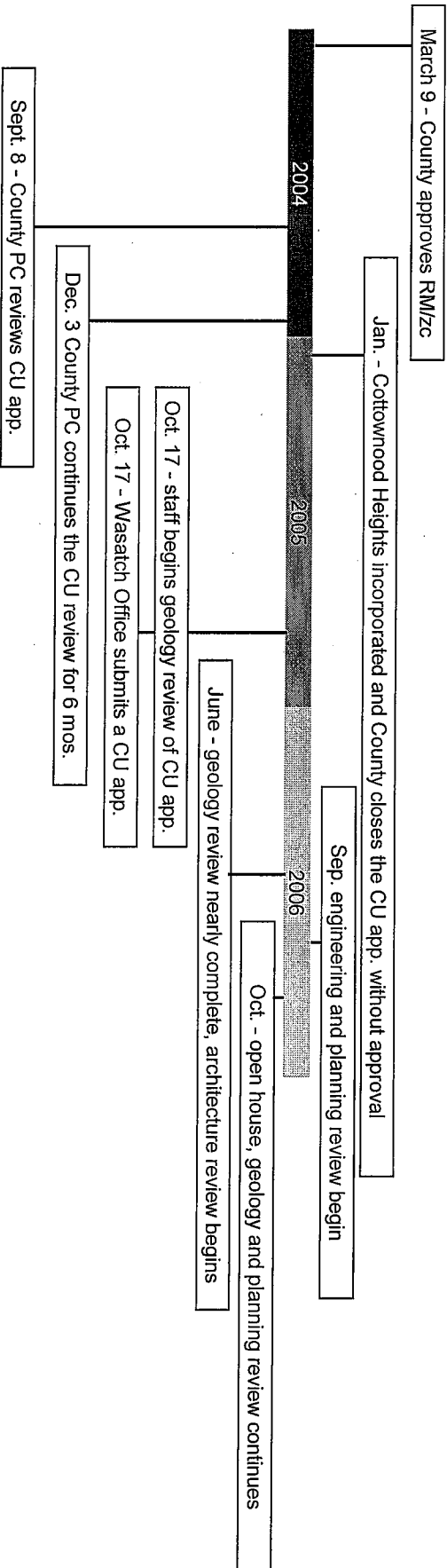
The residents had the following suggestion for the buildings:

1. Ensure buildings are LEED certified, or environmentally responsible.

In general it was found that the residents knew very little about the proposed project, which is why we felt it was necessary to hold an open house on the matter. In an attempt to bring everybody abreast of the current position of the development, I have attached a timeline of the project from the zone change to now.

If you have any question regarding this development, the open house or about past, present and continuing reviews of this item, please contact me.

Attachments: Wasatch Office timeline; Salt Lake County Ordinance effecting a zone change at the Wasatch Office project



ATTACHMENT 3



SALT LAKE
COUNTY

March 9, 2004

SALT LAKE COUNTY COUNCIL

CHAIRMAN STEVE HARMSSEN	AT-LARGE
RANDY HORIUCHI	AT-LARGE
JIM BRADLEY	AT-LARGE
JOE HATCH	DISTRICT #1
MICHAEL H. JENSEN	DISTRICT #2
DAVID A. WILDE	DISTRICT #3
RUSSELL SKOUSEN	DISTRICT #4
CORTLUND ASHTON	DISTRICT #5
MARVIN L. HENDRICKSON	DISTRICT #6

Mr. Tom Roach, Section Manager
Planning & Development Services Division
Rm. N3600, Government Center
Salt Lake City, Utah

Dear Mr. Roach:

The Salt Lake County Council, at its meeting held this day, approved the following application:

Application #21290 - Utah Property Development, Inc. to amend the Cottonwood Heights Community General Plan by changing the land use designation on property located at 7755 South Wasatch Boulevard and 7722 South Prospector Drive from residential to professional office, and to reclassify this property from R-1-10 to R-M/zc zone, subject to the following zoning conditions:

1. All uses are subject to conditional use approval and limited to:
 - office, business and/or professional
 - medical, optical and dental laboratories
 - public and quasi-public uses
2. Height of buildings limited to two stories and 35 feet from lowest original grade to the mid point of the roof.
3. Total building square footage limited to 50,000 gross square feet.

The Council also approved the following:

- Ordinance - rezoning the property from R-1-10 to R-M/zc zone.
- Resolution No. 3566 - amending the Salt Lake County General Plan by approving an amendment to the Cottonwood Heights Community General Plan.

A copy of the ordinance has been sent to the newspaper for publication.

The County Recorder is requested to place the attached ordinance on record for no fee and return it to the Council Clerk's Office (#N2100A).

Respectfully yours,

SALT LAKE COUNTY COUNCIL

SHERRIE SWENSEN, COUNTY CLERK

By Linda Hall
Deputy Clerk

lh
pc: Recorder

Utah Property Development Inc.
Attn: Blaine Walker
6629 South 1300 East
Salt Lake City, Utah 84121

SALT LAKE COUNTY GOVERNMENT CENTER

2001 SOUTH STATE STREET, SUITE N-2200 • SALT LAKE CITY UTAH 84190-1010 • TEL (801) 468-2930 • FAX (801) 468-3029



Cottonwood Heights Planning Department
1265 East Fort Union Blvd. Ste. 250
Cottonwood Heights, UT 84047
Telephone 801-545-4154
Fax 801-545-4150

Memorandum

To: Cottonwood Heights Mayor and City Council
Cc: Liane Stillman, City Manager
Kevin Smith, Deputy City Manager
Shane Topham, City Attorney
Linda Dunlavy, City Recorder

From: Michael Black, Planning Director

Date: December 12, 2006

Subject: Research of Public Hearing at the County for Wasatch Office

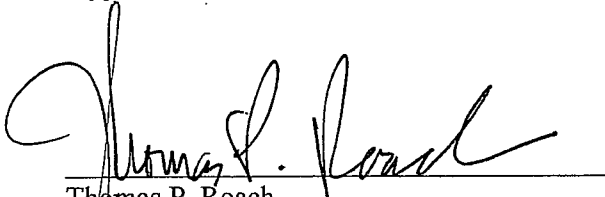
As you will recall, the City Council instructed me to investigate the public hearings which were held at Salt Lake County in conjunction with a request by Blaine Walker, of Utah Property Development, for a rezone of 5.7 acres of land from R-1-10 to RM/zc known as the Wasatch Office rezone. In researching the matter it has become apparent that in conjunction with the zone change application for this property, there was also a general plan amendment filed which requested a change from "Public Facilities – Parks – Open Space" to Professional Office for the same property.

The attached documents show three things: first, the proof of posting for November 20, 2003 shows that a public hearing was noticed for the Wasatch Office rezone request to be held before the Cottonwood Heights Township Planning Commission on December 17, 2003. The documentation also shows that the attached notice was sent to the listed property owners around the subject property; second, the same documentation is shown for a meeting which was held before the County Council on March 9, 2004 for the same request; third, documentation is provided to show that the County Council did approve the requested zone change at their March 9, 2004 meeting.

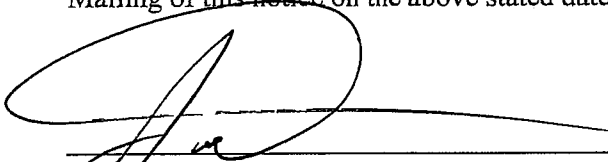
As far as I can see, the record shows that all of the correct procedures were followed to notice the application for a public hearing.

PROOF OF POSTING & MAILING

I, Thomas P. Roach, being first duly sworn, depose and say that I am an employee of the Salt Lake County Planning and Development Services Division, and that on or before the 20th day of November, 2003, one exact copy of the attached notice was affixed by me to the posting board on the 1st floor of the Salt Lake County Government Center, at 2001 South State Street, the Whitmore Post Office, Whitmore Library Branch, and 5 other locations on poles, in the Cottonwood Heights Community Council area, and one exact copy of the attached notice was mailed by me to each property owner listed below describing the time and date of a public hearing before the Salt Lake County Planning Commission concerning General Plan Amendment and Rezoning Application #21290, before the Cottonwood Heights Township Planning Commission.

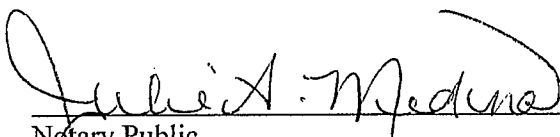

 Thomas P. Roach
 Section Manager

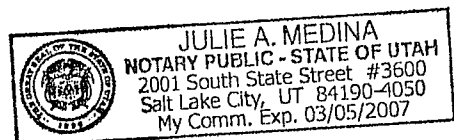
Mailing of this notice on the above stated date was authorized by:


 Jeff Daugherty
 Division Director

STATE OF UTAH)
 : SS.
 COUNTY OF SALT LAKE)

On this 25 day of November 2003, personally appeared before me Julie A. Medina, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.


 Notary Public
 Residing in Salt Lake County, Utah



NOTICE OF PUBLIC HEARING COTTONWOOD HEIGHTS COMMUNITY GENERAL PLAN AMENDMENT AND REZONING, APPLICATION #21290

Proposal

A public meeting is scheduled before the Cottonwood Heights Township Planning Commission to consider Application #21290 to amend the Cottonwood Heights Community General Plan, and the Zoning map of Salt Lake County by reclassifying properties in a portion of the Cottonwood Heights Community from Residential, to Professional Office. The proposed rezoning to accompany the general plan amendment will be R-M (office).

Location

The properties in question are two lots totaling 5.07 acres located at 7722 and 7755 South Wasatch Blvd.

Information

Should you desire more information or wish to record your opinion on this matter please contact Tom Roach, Salt Lake County Planning & Development Services Division Staff at 2001 South State Street, #N-3600, telephone 468-2074.

Planning Commission

The Cottonwood Heights Township Planning Commission will consider this matter at a public meeting at 9:00 a.m., in the COMMISSION CHAMBERS, Room #N-1100, 2001 South State Street, Wednesday, December 17, 2003. You are invited to participate in this meeting. The information and recommendation from the Township Planning Commission will be forwarded to the Salt Lake County Council who will make a final decision on this matter following a public meeting of which you will receive notification.

All interested parties are cordially invited to attend all public meetings. Written comments are encouraged.



Reasonable accommodations for individuals with disabilities will be provided upon request. For assistance please call Salt Lake County Personnel at 468-2120 or 468-2351; TDD 468-3600.

DATED: November 20, 2003.

**RESOLUTION OF THE
COTTONWOOD HEIGHT TOWNSHIP PLANNING COMMISSION
APPROVAL OF AMENDMENT 21290 TO THE
COTTONWOOD HEIGHTS COMMUNITY GENERAL PLAN
AS PART OF THE SALT LAKE COUNTY GENERAL PLAN**

WHEREAS, Utah law requires that each county planning commission prepare and recommend to the County Legislative Body a county general plan to guide the development of the respective counties within the state of Utah; and,

WHEREAS, the Salt Lake County Planning Commission has prepared and the Salt Lake County Legislative Body has adopted the Cottonwood Heights Community General Plan as part of the Salt Lake County General Plan; and,

WHEREAS, Utah law provides that a county planning commission may **amend, extend, or add to the county general plan**; and,

WHEREAS, the Cottonwood Heights Township Planning Commission has recognized the need to amend the Salt Lake County General Plan and has prepared amendment 21290 to the Cottonwood Heights Community General Plan; and,

WHEREAS, the Cottonwood Heights Township Planning Commission has expended considerable time and funds in conducting the studies and analysis necessary to prepare a General Plan Amendment 21290 for the Cottonwood Heights Community General Plan; and,

WHEREAS, the Cottonwood Heights Community Council composed of persons residing within the Cottonwood Heights Community have acted as an advisory group representing the various interests of the community in developing and reviewing amendment 21290; and,

WHEREAS, a number of open public meetings have been held with the Cottonwood Heights Community Council, and other private interest groups and appropriate governmental agencies to review amendment 21290 in order to identify problems and to develop acceptable planning policies; and,

WHEREAS, input from these various groups has resulted in the amendment, 21290 to the Cottonwood Heights Community General Plan; and,

WHEREAS, public hearings have been held before the Cottonwood Heights Township Planning Commission concerning the approval of amendment 21290 to the Cottonwood Heights Community General Plan;

NOW THEREFORE, IT IS HEREBY RESOLVED:

1. The Cottonwood Heights Township Planning Commission hereby amends the Salt Lake County General Plan by approving amendment 21290 to the Cottonwood Heights Community General Plan.
2. General Plan Amendment 21290 consists of a one page findings of fact and associated land use map establishing land use designation considerations. The subject property involves 5.07 acres located at 7722 and 7755 South Wasatch Boulevard.
3. The Cottonwood Heights Township Planning Commission recommends to the Salt Lake County Council as the County Legislative Body to amend the Salt Lake County General Plan by adopting General Plan Amendment 21290 to the Cottonwood Heights Community General Plan.

APPROVED AND ADOPTED this ____ day of _____, 2004.

COTTONWOOD HEIGHTS TOWNSHIP
PLANNING COMMISSION

by _____
Chair

NOVEMBER 20, 2003
PROJECT #21290

Dear Property Owner:

UTAH PROPERTY DEVELOPMENT, INC. (Mr. Blaine Walker) has submitted an application for an Amendment to the Cottonwood Heights Community General Plan to a professional office designation and an application for zoning change from an R-1-8 to a R-M zone at 7722 and 7755 South Wasatch Boulevard. The intended use for the property is a small professional office. **Because you are a property owner within 300' of this property, you are being notified of this request.**

The **Cottonwood Heights Township Planning Commission** will review this matter at a public meeting to be held on **Wednesday, December 17, 2003, at 9:00 A.M.**, COMMISSION CHAMBERS, Room #N1100, 2001 South State Street, Salt Lake City, Utah 84190. All interested parties are invited to attend.

Under the authority of the Salt Lake County Zoning Ordinance the Planning Commission may recommend approval as requested, approval with conditions, modification, or denial of the request. If the application is recommended for approval it will be forwarded to the Salt Lake County Council who will decide on the matter at a public meeting. You will be notified when the meeting will be held.

Should you desire more information on this application, or to register your comments and attitudes about this use of the property, please contact the Development Services Staff at 2001 South State Street (**Telephone 468-2074**) before the meeting date.

If required by the number of items on the agenda, the Planning Commission will propose a time limit (usually 3 minutes) for those in favor and for those opposed to an item. If possible, a spokesperson should represent the persons on each side of an application. New information should be presented by each person speaking, and repetition of information is discouraged.

Salt Lake County
Development Services Division

REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST WITH THREE DAYS NOTICE. FOR ASSISTANCE, PLEASE CALL V/468-2351: TDD/468-3600.



Salt Lake County
Planning and Development Services Division
2001 S. State St., N3600
Salt lake City, UT 84190-4050

SALT LAKE
COUNTY

Property Owner
Sidwell No. 2225377020
2001 S STATE ST # N4500
SALT LAKE CITY UT 84190

Property Owner
Sidwell No. 2236103009
8306 S VALIANT DR
SALT LAKE CITY UT 84121

GORDON NICHOLL
6682 S. CANDLE COVE
SALT LAKE CITY, UT 84121

Property Owner
Sidwell No. 2225376011
2001 S STATE ST # N4500
SALT LAKE CITY UT 84190

Property Owner
Sidwell No. 2225378026
3818 E TIMBERLINE DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225356017
3626 E AVONDALE DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225378011
7705 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2236129005
7854 S PROSPECTOR DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225377001
PO BOX 3302
SALT LAKE CITY UT 84110

Property Owner
Sidwell No. 2225377035
7656 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225376007
1930 S VIEW ST
SALT LAKE CITY UT 84105

Property Owner
Sidwell No. 2225354021
3635 E AVONDALE DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225377030
7656 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2236105004
1201 RIVER REACH #410
FT LAUDERDALE FL 33315

Property Owner
Sidwell No. 2236103008
2324 E EVERGREEN AVE
SALT LAKE CITY UT 84109

Property Owner
Sidwell No. 2225377011
7656 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2236105003
1201 RIVER REACH #410
FT LAUDERDALE FL 33315

Property Owner
Sidwell No. 2225377015
7710 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225377033
7656 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225376009
1713 E PLATA WY
SANDY UT 84093

Property Owner
Sidwell No. 2236106002
420 DORSET ST
PROSPECT HEIGHTS IL 60070

Property Owner
Sidwell No. 2225377013
7682 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225353001
7671 S AVONDALE DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2236105001
7829 S HONEYWOOD HILL LN
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225377027
7682 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225356020
7699 S AVONDALE DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2236129001
37 W 1700 S
SOUTH SALT LAKE UT 84115

Property Owner
Sidwell No. 2225302037
3738 E BRIGHTON POINT DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225378009
7667 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225354022
P O BOX 7556
TAHOE CITY CA 96145

Property Owner
Sidwell No. 2225378010
7687 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2236105002
7833 S HONEYWOOD HILL LN
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225378014
7747 S PROSPECTOR DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2236129004
7836 S PROSPECTOR DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2236106001
3242 BAHAMA CIR
TAVARES FL 32778

Property Owner
Sidwell No. 2225356021
5483 S WOODCREST DR
SALT LAKE CITY UT 84117

Property Owner
Sidwell No. 2236129009
7836 S PROSPECTOR DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225377012
7668 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225377023
7601 S PROSPECTOR DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225378023
3759 E CATAMOUNT RIDGE WY
SANDY UT 84092

Property Owner
Sidwell No. 2225355004
5108 WIND ROCK CT
ARLINGTON TX 76017

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Sidwell No. 2225377034
211 SYRCLE DR NW
PENSACOLA FL 32507

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Sidwell No. 2225352006
3726 E BRIGHTON POINT DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225377024
7611 S PROSPECTOR DR
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7642 S QUICKSILVER DR
SALT LAKE CITY UT 84121

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Sidwell No. 2225377032
50 S MAIN ST # 530
SALT LAKE CITY UT 84144

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7692 S AVONDALE DR
SALT LAKE CITY UT 84121

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Sidwell No. 2225356039
3647 E BENGAL BLVD
SALT LAKE CITY UT 84121

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Sidwell No. 2225377031
50 S MAIN ST # 530
SALT LAKE CITY UT 84144

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Sidwell No. 2225377008
7618 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225356023
7733 S AVONDALE DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2236105007
925 E 900 S
SALT LAKE CITY UT 84105

Property Owner
Sidwell No. 2225378013
7737 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2236129003
7810 S PROSPECTOR DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225376010
7786 S PROSPECTOR DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225352034
8016 S SUNNYOAK CIR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225378030
7655 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225356024
15003 LAUREL COVE CIR
ODESSA FL 33556

Property Owner
Sidwell No. 2225356037
3629 E BENGAL BLVD
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225356025
3650 E AVONDALE DR
SALT LAKE CITY UT 84121

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Sidwell No. 2225376014
3766 E PROSPECTOR CIR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225377014
7696 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225378012
7723 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225357003
2630 E OLYMPUS DR
SALT LAKE CITY UT 84124

Property Owner
Sidwell No. 2225376008
510 VENETIAN BLVD
LINDENHURST NY 11757

Property Owner
Sidwell No. 2225377016
7730 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225357002
2630 E OLYMPUS DR
SALT LAKE CITY UT 84124

Property Owner
Sidwell No. 2225356036
3625 E BENGAL BLVD
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225378025
7748 S TIMBERLINE DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225376013
6000 S FASHION BLVD
MURRAY UT 84107

Property Owner
Sidwell No. 2225379008
440 EVERGREEN DR
PARK CITY UT 84060

Property Owner
Sidwell No. 2225355007
7736 S AVONDALE DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225376005
6000 S FASHION BLVD
MURRAY UT 84107

Property Owner
Sidwell No. 2225378015
3785 E TIMBERLINE DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225378027
2546 S WILSHIRE CIR
SALT LAKE CITY UT 84109

Property Owner
Sidwell No. 2225355001
2654 W HALL CIR
SALT LAKE CITY UT 84119

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Sidwell No. 2225356018
3638 E AVONDALE DR
SALT LAKE CITY UT 84121

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Sidwell No. 2225377009
7630 S QUICKSILVER DR
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Sidwell No. 2236129002
3281 E VERA CIR
SALT LAKE CITY UT 84121

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7732 S TIMBERLINE DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225356019
7685 S AVONDALE DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2236129006
7850 S PROSPECTOR DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225376018
3747 E PROSPECTOR CIR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225302036
7561 S BRIGHTON POINT DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225357001
7721 S AVONDALE DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225352033
50 E NORTHTEMPLE ST
SALT LAKE CITY UT 84150

Property Owner
Sidwell No. 2225356038
3637 E BENGAL BLVD
SALT LAKE CITY UT 84121

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Sidwell No. 2225377029
7637 S PROSPECTOR DR
SALT LAKE CITY UT 84121

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Sidwell No. 2225376017
3766 E PROSPECTOR CIR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225377028
7696 S QUICKSILVER DR
SALT LAKE CITY UT 84121



**SALT LAKE
COUNTY**

SALT LAKE COUNTY
GOVERNMENT CENTER
2001 SOUTH STATE STREET
SUITE N-2200
SALT LAKE CITY
UTAH 84190-1010

February 3, 2004

Salt Lake County Council

Steve Hamsen, *Chair*
Randy Horiuchi
Jim Bradley
Joe Hatch
Michael Jensen
David A. Wilde
Russell Skousen
Cortlund Ashton
Marvin L. Hendrickson

Mr. Tom Roach, Section Manager
Planning & Development Services Division
Rm. N3600, Government Center
Salt Lake City, Utah

Dear Mr. Roach:

The Salt Lake County Council, at its meeting held this day, scheduled a hearing for **Tuesday, March 9, 2004**, at 4:00 p.m., in the Council Chambers, Salt Lake County Government Center, to hear the following application:

Application #21290 - Utah Property Development, Inc. to amend the Cottonwood Heights Community General Plan by changing the land use designation of property located at 7755 South Wasatch Boulevard and 7722 South Prospector Drive from residential to professional office and to reclassify this property from R-1-10 to R-M zone.

The notice of hearing has been sent to the newspaper for publication.

Respectfully yours,

SALT LAKE COUNTY COUNCIL

SHERRIE SWENSEN, COUNTY CLERK

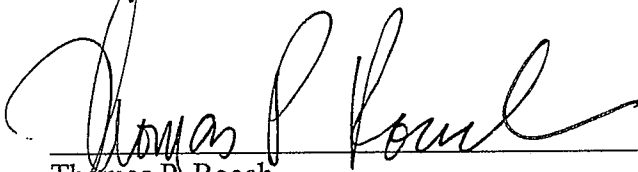
By


Deputy Clerk

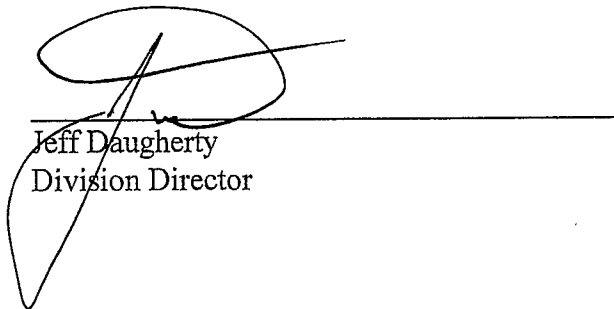
lh
pc: Utah Property Development Inc.
Attn: Blaine Walker
6629 South 1300 East
Salt Lake City, Utah 84121

PROOF OF MAILING AND POSTING

I, Thomas P. Roach, being first duly sworn, depose and say that I am an employee of Salt Lake County, Utah, and that on or before the 3rd day of February, 2004, one exact copy of the attached posting notice was affixed by me to the posting board on the 1st floor of the Salt Lake County Government Center, at 2001 South State Street, the Whitmore Library Branch and 2 other locations on poles, in the Cottonwood Heights Township area; and copies of the attached mailing notice was mailed to each property owner indicated on the attached list describing the time and date of a public hearing concerning Application - 21290, Amendment and Rezoning Proposal before the Salt Lake County Council.


Thomas P. Roach
Section Manager

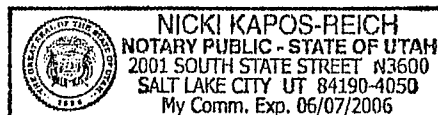
Posting of this notice on the above stated date was authorized by:


Jeff Daugherty
Division Director

STATE OF UTAH)
 : SS.
COUNTY OF SALT LAKE)

On this 3rd day of February, 2004, personally appeared before me Thomas P. Roach, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.


Notary Public
Residing in Salt Lake County, Utah



Salt Lake County Public Works Department
Planning and Development Services Division
2001 South State Street, #N3600
Salt Lake City, Utah 84190-4050



**SALT LAKE
COUNTY**

OR CURRENT PROPERTY OWNER



SALT LAKE COUNTY

FEBRUARY 3, 2004
PROJECT #21290

Dear Property Owner:

UTAH PROPERTY DEVELOPMENT, INC. (Mr. Blaine Walker) has submitted an application for an Amendment to the Cottonwood Heights Community General Plan to a professional office designation and an application for zoning change from an R-1-10 to a R-M zone at 7722 and 7755 South Wasatch Boulevard. The intended use for the property is a small professional office. **Because you are a property owner within 300' of this property, you are being notified of this request.**

The **SALT LAKE COUNTY COUNCIL** will review this matter at a public meeting to be held on **Tuesday, March 9, 2004, at 4:00 P.M.**, COMMISSION CHAMBERS, Room #N1100, 2001 South State Street, Salt Lake City, Utah 84190. All interested parties are invited to attend.

Under the authority of the Salt Lake County Zoning Ordinance the Salt Lake County Council may recommend approval as requested, approval with conditions, modification, or denial of the request.

Should you desire more information on this application, or to register your comments and attitudes about this use of the property, please contact the Development Services Staff at 2001 South State Street (**Telephone 468-2074**) before the meeting date.

If required by the number of items on the agenda, the County Council will propose a time limit (usually 3-5 minutes) for those in favor and for those opposed to an item. If possible, a spokesperson should represent the persons on each side of an application. New information should be presented by each person speaking, and repetition of information is discouraged.

Salt Lake County
Development Services Division

REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST WITH THREE DAYS NOTICE. FOR ASSISTANCE, PLEASE CALL V/468-2351: TDD/468-3600.

Property Owner
Sidwell No. 2225376014
3766 E PROSPECTOR CIR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225377014
7696 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225378012
7723 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225357003
2630 E OLYMPUS DR
SALT LAKE CITY UT 84124

Property Owner
Sidwell No. 2225376008
510 VENETIAN BLVD
LINDENHURST NY 11757

Property Owner
Sidwell No. 2225377016
7730 S QUICKSILVER DR
SALT LAKE CITY UT 84121

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Sidwell No. 2225357002
2630 E OLYMPUS DR
SALT LAKE CITY UT 84124

Property Owner
Sidwell No. 2225356036
3625 E BENGAL BLVD
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225378025
7748 S TIMBERLINE DR
SALT LAKE CITY UT 84121

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Sidwell No. 2225376013
6000 S FASHION BLVD
MURRAY UT 84107

Property Owner
Sidwell No. 2225379008
440 EVERGREEN DR
PARK CITY UT 84060

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Sidwell No. 2225355007
7736 S AVONDALE DR
SALT LAKE CITY UT 84121

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Sidwell No. 2225376005
6000 S FASHION BLVD
MURRAY UT 84107

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3785 E TIMBERLINE DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225378027
2546 S WILSHIRE CIR
SALT LAKE CITY UT 84109

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Sidwell No. 2225355001
2654 W HALL CIR
SALT LAKE CITY UT 84119

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SALT LAKE CITY UT 84121

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SALT LAKE CITY UT 84121

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Sidwell No. 2236129002
3281 E VERA CIR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225378024
7732 S TIMBERLINE DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225356019
7685 S AVONDALE DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2236129006
7850 S PROSPECTOR DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225376018
3747 E PROSPECTOR CIR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225302036
7561 S BRIGHTON POINT DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225357001
7721 S AVONDALE DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225352033
50 E NORTHTEMPLE ST
SALT LAKE CITY UT 84150

Property Owner
Sidwell No. 2225356038
3637 E BENGAL BLVD
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225377029
7637 S PROSPECTOR DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225376017
3766 E PROSPECTOR CIR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225377028
7696 S QUICKSILVER DR
SALT LAKE CITY UT 84121



Property Owner
Sidwell No. 2225378010
7687 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2236105002
7833 S HONEYWOOD HILL LN
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225378014
7747 S PROSPECTOR DR
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Property Owner
Sidwell No. 2236129004
7836 S PROSPECTOR DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2236106001
3242 BAHAMA CIR
TAVARES FL 32778

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Sidwell No. 2225356021
5483 S WOODCREST DR
SALT LAKE CITY UT 84117

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Sidwell No. 2236129009
7836 S PROSPECTOR DR
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7668 S QUICKSILVER DR
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211 SYRCLE DR NW
PENSACOLA FL 32507

Property Owner
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3726 E BRIGHTON POINT DR
SALT LAKE CITY UT 84121

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Sidwell No. 2225377024
7611 S PROSPECTOR DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225377010
7642 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225377032
50 S MAIN ST # 530
SALT LAKE CITY UT 84144

Property Owner
Sidwell No. 2225354023
7692 S AVONDALE DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225356039
3647 E BENGAL BLVD
SALT LAKE CITY UT 84121

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SALT LAKE CITY UT 84121

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Sidwell No. 2236105007
925 E 900 S
SALT LAKE CITY UT 84105

Property Owner
Sidwell No. 2225378013
7737 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2236129003
7810 S PROSPECTOR DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225376010
7786 S PROSPECTOR DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225352034
8016 S SUNNYOAK CIR
SALT LAKE CITY UT 84121

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Sidwell No. 2225378030
7655 S QUICKSILVER DR
SALT LAKE CITY UT 84121

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Sidwell No. 2225356024
15003 LAUREL COVE CIR
ODESSA FL 33556

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3629 E BENGAL BLVD
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225356025
3650 E AVONDALE DR
SALT LAKE CITY UT 84121



GORDON NICHOL
6682 S. CANDLE COVE
SALT LAKE CITY, UT
84121

Property Owner
Sidwell No. 2225377020
2001 S STATE ST # N4500
SALT LAKE CITY UT 84190

Property Owner
Sidwell No. 2236103009
8306 S VALIANT DR
SALT LAKE CITY UT 84121

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3818 E TIMBERLINE DR
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7656 S QUICKSILVER DR
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1930 S VIEW ST
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Property Owner
Sidwell No. 2225377030
7656 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2236105004
1201 RIVER REACH #410
FT LAUDERDALE FL 33315

Property Owner
Sidwell No. 2236103008
2324 E EVERGREEN AVE
SALT LAKE CITY UT 84109

Property Owner
Sidwell No. 2225377011
7656 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2236105003
1201 RIVER REACH #410
FT LAUDERDALE FL 33315

Property Owner
Sidwell No. 2225377015
7710 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225377033
7656 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225376009
1713 E PLATA WY
SANDY UT 84093

Property Owner
Sidwell No. 2236106002
420 DORSET ST
PROSPECT HEIGHTS IL 60070

Property Owner
Sidwell No. 2225377013
7682 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225353001
7671 S AVONDALE DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2236105001
7829 S HONEYWOOD HILL LN
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225377027
7682 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225356020
7699 S AVONDALE DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2236129001
37 W 1700 S
SOUTH SALT LAKE UT 84115

Property Owner
Sidwell No. 2225302037
3738 E BRIGHTON POINT DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225378009
7667 S QUICKSILVER DR
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 2225354022
P O BOX 7556
TAHOE CITY CA 96145



March 9, 2004

SALT LAKE COUNTY COUNCIL

CHAIRMAN STEVE HARMSSEN	AT-LARGE
RANDY HORIUCHI	AT-LARGE
JIM BRADLEY	AT-LARGE
JOE HATCH	DISTRICT #1
MICHAEL H. JENSEN	DISTRICT #2
DAVID A. WILDE	DISTRICT #3
RUSSELL SKOUSEN	DISTRICT #4
CORTLUND ASHTON	DISTRICT #5
MARVIN L. HENDRICKSON	DISTRICT #6

Mr. Tom Roach, Section Manager
Planning & Development Services Division
Rm. N3600, Government Center
Salt Lake City, Utah

Dear Mr. Roach:

The Salt Lake County Council, at its meeting held this day, approved the following application:

Application #21290 - Utah Property Development, Inc. to amend the Cottonwood Heights Community General Plan by changing the land use designation on property located at 7755 South Wasatch Boulevard and 7722 South Prospector Drive from residential to professional office, and to reclassify this property from R-1-10 to R-M/zc zone, subject to the following zoning conditions:

1. All uses are subject to conditional use approval and limited to:
 - office, business and/or professional
 - medical, optical and dental laboratories
 - public and quasi-public uses
2. Height of buildings limited to two stories and 35 feet from lowest original grade to the mid point of the roof.
3. Total building square footage limited to 50,000 gross square feet.

The Council also approved the following:

- Ordinance - rezoning the property from R-1-10 to R-M/zc zone.
- Resolution No. 3566 - amending the Salt Lake County General Plan by approving an amendment to the Cottonwood Heights Community General Plan.

A copy of the ordinance has been sent to the newspaper for publication.

The County Recorder is requested to place the attached ordinance on record for no fee and return it to the Council Clerk's Office (#N2100A).

Respectfully yours,

SALT LAKE COUNTY COUNCIL

SHERRIE SWENSEN, COUNTY CLERK

By Linda Hatch
Deputy Clerk

lh
pc: Recorder

Utah Property Development Inc.
Attn: Blaine Walker
6629 South 1300 East
Salt Lake City, Utah 84121

**RESOLUTION OF THE
SALT LAKE COUNTY COUNCIL**

RESOLUTION NO: 3566

DATE: March 9, 2004

**AMENDMENT APPLICATION #21290 TO THE
COTTONWOOD HEIGHTS COMMUNITY GENERAL PLAN
AS PART OF THE
SALT LAKE COUNTY GENERAL PLAN**

WHEREAS, Utah law requires that each county planning commission prepare and recommend to the County Legislative Body a county general plan to guide the development of the respective counties within the state of Utah; and,

WHEREAS, the Salt Lake County Planning Commission has prepared and the past Board of County Commissioners of Salt Lake County has adopted the Cottonwood Heights Community General Plan as part of the Salt Lake County General Plan; and,

WHEREAS, Utah law provides that a County Legislative Body may **amend, extend, or add to the county general plan**; and,

WHEREAS, the Cottonwood Heights Township Planning Commission has recognized the need to amend the Salt Lake County General Plan and has prepared amendment #21290 to the Cottonwood Heights Community General Plan; and,

WHEREAS, the Cottonwood Heights Township Planning Commission has expended considerable time and funds in conducting the studies and analysis necessary to prepare a General Plan Amendment #21290 for the Cottonwood Heights Community General Plan; and,

WHEREAS, the Cottonwood Heights Community Council composed of persons residing within the Cottonwood Heights Community have acted as an advisory group representing the various interests of the community in developing and reviewing amendment #21290; and,

WHEREAS, a number of open public meetings have been held with the Cottonwood Heights Community Council, the Cottonwood Heights Community citizens, and other private interest groups and appropriate governmental agencies to review amendment #21290 in order to identify problems and to develop acceptable planning policies; and,

WHEREAS, input from these various groups has resulted in the amendment, #21290 to the Cottonwood Heights Community General Plan; and,

WHEREAS, pursuant to the requirements of Utah Code Annotated 17-27-303 public hearings have been held before the Cottonwood Heights Township Planning Commission concerning the Cottonwood Heights Community General Plan Amendment, #21290; and,

WHEREAS, pursuant to the requirements of Utah Code Annotated 17-27-303 public hearings have been held before the Salt Lake County Council concerning the adoption of the Cottonwood Heights Community General Plan Amendment, #21290;

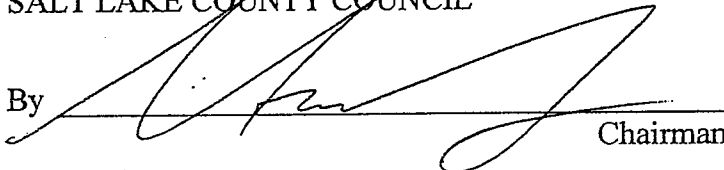
NOW THEREFORE, IT IS HEREBY RESOLVED:

1. The Salt Lake County Council hereby amends the Salt Lake County General Plan by approving amendment #21290 to the Cottonwood Heights Community General Plan.
2. General Plan Amendment #21290 consists of a one page findings of fact and associated land use map establishing land use designation considerations. The subject property involves 5.07 acres located at 7722 and 7755 South Wasatch Boulevard.
3. A copy of the General Plan Amendment #21290 to the Cottonwood Heights Community General Plan is available for public use and inspection during normal business hours in the office of the Salt Lake County Planning & Development Services Division, 2001 South State Street, #N3600, Salt Lake City, Utah 84190-4050.


APPROVED AND ADOPTED this 9th day of March, 2004.

SALT LAKE COUNTY COUNCIL

By


Chairman

ATTEST:


Salt Lake County Clerk

Voting:

Councilman Bradley	<u>Absent</u>
Councilman Harmsen	<u>"Aye"</u>
Councilman Hatch	<u>"Aye"</u>
Councilman Hendrickson	<u>"Aye"</u>
Councilman Horiuchi	<u>"Aye"</u>
Councilman Jensen	<u>"Aye"</u>
Councilman Skousen	<u>"Aye"</u>
Councilman Wilde	<u>"Aye"</u>
Councilman Ashton	<u>"Aye"</u>

**SALT LAKE COUNTY
ORDINANCE**

PARCEL #22-25-376-005-0000 & #22-25-376-013-0000

AN ORDINANCE, AMENDING TITLE 19, ENTITLED "ZONING" OF THE SALT LAKE COUNTY CODE OF ORDINANCES, 1986, BY RECLASSIFYING CERTAIN PROPERTY LOCATED IN SALT LAKE COUNTY FROM R-1-10 TO R-M/ZC ZONE.

The Salt Lake County Council of Salt Lake County, State of Utah, ordains as follows:

Section 1: Section, 19.06.020, The Zoning Map of Salt Lake County, Code of Ordinances 1986, is hereby amended, as follows:

The property described in Application #21290, filed by Utah Property Development, Inc., and located at 7755 South Wasatch Boulevard & 7722 South Prospector Drive within Salt Lake County, is hereby reclassified from R-1-10 to R-M/zc zone, said property being described as follows:

BEG S 89°55'40" W 1198.01 FT FR S 1/4 COR SEC 25, T 2S, R 1E S L M; S 89°55'40" W 262.54 FT TO E LINE OF WASATCH BLV; 349.51 FT N'LY ALG CURVE TO R; N 26°49'58" E 179.985 FT; S 63°10'02" E 132.16 FT; S 11°28'48" W 425.72 FT TO BEG.

BEG N 512.47 FT & W 1093.61 FT FR S 1/4 COR OF SEC 25, T 2S, R 1E, S L M; S 11°28'48" W 98.85 FT; N 63°10'02" W 132.16 FT; N 26°49'58" E 224.855 FT; N 26°57'20" E 437.05 FT; NE'LY ALG CURVE TO R 88.88 FT; N'LY 30.42 FT ALG CURVE TO L; S'LY 59.91 FT ALG CURVE TO L; S'LY 215.53 FT ALG CURVE TO R; S 21°15' W 80.5 FT; SE'LY 106.44 FT ALG CURVE TO L; S 0°42'31" E 66.294 FT; SE'LY 240.71 FT ALG CURVE TO L; S 51°52'48" W 68.392 FT; N 32° W 110 FT; N 68° W 160 FT M OR L TO BEG.

Pursuant to section 19.90.060 of the Salt Lake County Code of Ordinances. 1986, development of said property is subject to the following conditions:

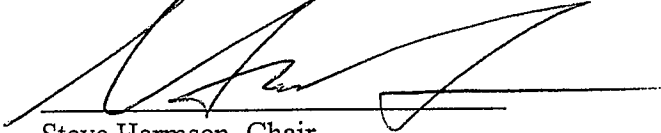
1. All uses are subject to conditional use approval and limited to:
 - Office, business and / or professional
 - Medical, optical and dental laboratories
 - Public and quasi-public uses
2. Height of buildings limited to two stories and 35 feet from lowest original grade to the mid point of the roof.
3. Total building square footage limited to 50,000 gross square feet.

Section 2: The map showing such change shall be filed with the Salt Lake County Planning Commission in accordance with Section 19.06.020 of the Salt Lake County, Code of Ordinances, 1986.


Section 3: This ordinance shall take effect fifteen (15) days after its passage and upon at least one publication in a newspaper published in and having general circulation in Salt Lake County, and if not so published within fifteen (15) days then it shall take effect immediately upon its first publication.

IN WITNESS WHEREOF, the Salt Lake County Council has approved, passed and adopted this ordinance this 9th day of March, 2004.

SALT LAKE COUNTY COUNCIL


Steve Harmsen, Chair

ATTESTED:


Sherrie Swensen, County Clerk

Council Member Horiuchi	<u>"AYE"</u>
Council Member Harmsen	<u>"AYE"</u>
Council Member Bradley	<u>"ABSENT"</u>
Council Member Hatch	<u>"AYE"</u>
Council Member Jensen	<u>"AYE"</u>
Council Member Skousen	<u>"AYE"</u>
Council Member Ashton	<u>"AYE"</u>
Council Member Hendrickson	<u>"AYE"</u>
Council Member Wilde	<u>"AYE"</u>

Attention Cottonwood Heights

Things to be written in the building permit if any development is to be done on this land that is not separate residential homes: Verbal agreements will not acceptable for obvious reasons. .

These stipulations are to be in effect for any owners of the Complex to adhere to no matter when it is built or they buy - Implemented first by present developer. This is for the life of the property as long as it is zoned commercial.

1. Business hours restricted to 8 AM to 7 PM on weekdays only. No weekends.
2. Air conditioners and any heating furnaces to be located inside the building with soundproofing. No outside accesses.
3. Lights out at 7:00 PM in the winter and no lights in the summer. This would be parking lot lights and building lights.
4. Lighting compatible with residential. Toned down and caps over lights to keep lighting aimed down and preventing any lights from being reflected to residential areas above and around the buildings.
5. Security Fencing surrounding the property with access through a gate . Gate open only between 8AM and 7 PM during the week. No access except for those with a code on Week ends.
6. An evening and night watchman and a watchman on the weekends during the day and night.
7. An alarm system in place for each building as well as gate to be activated at 7:00 PM
8. Land development to never be used for anything but small offices on this property, no matter who owns it!
9. Occupancy only to small business with no retail shops or sales of goods taking place directly on the property.
10. Pavement would be colored brown or green in keeping with residential and green space environment.
11. A Cottonwood Heights geological and only geological engineer would be required to make daily site visit of no less than one hour to monitor and keep a record that the developer is in compliance with all building codes and any specific sensitive land regulations and requirements including no slope cutbacks.
12. Construction equipment used does not create vibration of risk of hillside or adjacent home damage.
13. No cranes.
14. With respect to pile driving, only experts in this area who will not disturb the surrounding land and homes will do them.
15. All Construction will not be allowed until 9AM and must cease at 4 PM.
16. No weekend or holiday construction landscaping or any other work on such property. .
17. Widening of Wasatch will be taken out of the property and not infringe on the residents properties on the West nor East Side of Wasatch. Arrangements to be made with UDOT before project can even be considered. Building plan to reflect such.
18. No matter who purchases the buildings on this land, these are to be part of the sales agreements for the life of the land.

It is within the rights and responsibility of the City of Cottonwood Heights to put these restrictions on any building on this site. It is not a precedent as rigid requirements were made and are being honored in Smiths development.

Michael Black

From: Marjorie Willardson [marjorie.willardson@jordan.k12.ut.us]
Sent: Thursday, September 27, 2007 10:44 AM
To: Michael Black
Subject: 42,000 sq. foot building at 7755 South Wasatch Blvd.

Dear Mr. Black

We are adamantly against a 42,000 sq. foot professional office building being built at 7755 South Wasatch Blvd. We own the duplex directly across the street at 3638 and 3648 Bengal Blvd.

This area is a residential area that is quietly nestled against the Wasatch mountains. We already have several accidents that occur at 7800 South and Wasatch Blvd. We are against an office building being built there for the following reasons:

1. Ruin the environment and ruin the view of the scenic Wasatch Mountains.
2. It is a quiet residential area with a few duplexes.
3. It would become a commercial area with noise, traffic etc.
4. There are already a lot of accidents at 7800 South and Wasatch.

We definitely do NOT want a office building built there. Please contact us regarding this matter.

Marjorie and Glen Willardson
Home: 272-6311
Cell: 699-8544



Item 3: Conditional Use Permit for Walgreen's Drugstore with 24-hour Operation

File Name:	Walgreen's Conditional Use Permit
Application Received:	August 20, 2007
Meeting Date:	October 3, 2007
Public Hearing Date:	October 3, 2007
County parcel Number:	2227201028
Location:	2330 East Fort Union Boulevard
Development Area:	1.10 Acres
Request:	Conditional Use Permit
Owner/Applicant:	Hillside Plaza Partners, LLC
Agent:	Kevin Deis/Hillside West, LLC
Staff:	Glenn Symes, Associate Planner

Purpose of Staff Report

The conditional use ordinance adopted by the city of Cottonwood Heights (the "City") requires City staff to prepare a written report of findings concerning any conditional use application. This report provides preliminary information regarding the development of the above noted parcel of land. Further information will be provided at the Planning Commission meeting through public testimony and oral reports. For reference, the review process applicable to this application is available in the CR Regional Commercial (chapter 19.40), the conditional use ordinance (chapter 19.84), the Off-street parking ordinance (chapter 19.80) and the Cottonwood Heights General Plan.

Pertinent Issues Regarding this Development Application

Applicant's Request

The applicant is requesting a conditional use permit for the construction and operation of a 13,192 square foot Walgreen's drugstore with 24-hour operation on 1.1 acres of property at 2330 East Fort Union Blvd.

Neighborhood/Public Position on the Request

At the time of the staff report, staff had not received any comment on the application for the building or for the requested 24-hour operation. A report will be given at the time of the meeting to update the commission of any concerns that may have been received. The public hearing was noticed as City code requires. A written notice was mailed to all property owners within 500 feet of the applicant's property at least 10 days prior to the public hearing. The notice sent to the surrounding property owners included the request for 24-hour operation.

Staff Observations and Position on the Request

Staff has made the following observations:

Application

The applicant has submitted a complete application and paid the applicable fees. Staff, in return, has shown reasonable diligence in processing the application.

Site Layout

The property is located at 2330 East Fort Union Boulevard and is approximately 1.1 acres. Currently, two buildings sit the property but both are at this point are unoccupied. The property makes up the northwest corner of the Hillside Plaza parking lot. There is a general slope on the property sloping downward from the southeast to the northwest. There is a total grade difference of about 15 to 20 feet from the southeastern corner of the subject property to the elevation of the intersection of 2300 East and Fort Union Boulevard. The subject property is accessed by two separate entrances. One of the entrances is shared by the subject property and the Hillside Plaza just to the east of the subject property on Fort Union Boulevard and the other is a similar entrance just south of the subject property on 2300 East. Both of these access points accommodate a full range of motion meaning that all turns are allowed into and out of the property.

Proposed Layout

The proposed layout for the store is such that the main structure would be set back from the street with the parking directly adjacent to Fort Union Boulevard and 2300 East. A drive-through window is a part of the proposed building and would be along the south and east side of the main structure. The orientation of the building is toward the intersection of 2300 East and Fort Union Boulevard with the main entrance facing northwest. Due to the slope of the subject lot, grading would need to be done to create a level building pad. The building level is proposed to be about 11 feet higher than the intersection elevation. The parking lot directly adjacent to the subject property in the Hillside Plaza would be approximately 7 to 8 feet higher than the finish floor elevation of the main structure. A retaining wall system is proposed along the property to accommodate the building elevation and necessary grading. A railing is proposed along the southern portion of the property to separate the subject property from the Hillside Plaza parking area. In addition to the retaining wall system there is proposed to be landscaping and vegetation along the eastern side of the subject property to screen and separate the proposed building from the adjacent parking area.

Zoning

The zoning for the property is Regional Commercial (CR). Under the zoning ordinance, any structure larger than 10,000 square feet (GFA) shall be considered a conditional use. In addition, the use listed as drugstore/sundry is listed as a conditional use in the CR zone. While no specific mention is made with regard to 24-hour businesses, it may be most appropriate to consider this request with the conditional use application.

Setbacks

The setbacks listed in the CR zone require a structure to be placed at least 20 feet from the front property line. The proposal maintains a 58' setback for the front. The rear and side yards have no specific setback requirement if the property is not directly adjacent to a residential zone. This property is not adjacent to any residential zones and maintains substantial setbacks for all side yards and the rear yard.

Lighting

Lighting requirements are found in both the CR zoning ordinance and the Off-street parking ordinance. The CR zone requires that lighting be (a) uniform to achieve an overall objective of continuity, (b) no taller than 18', (c) lighted in pedestrian walkways, and (d) full cut-off if adjacent to residential zones. The lighting proposed is a more standard commercial light that is not taller than 18'. Staff feels that all of the necessary walkways will be well-lit and that the lighting will be full cut-off able. The Off-street parking standards repeat the requirements for lighting as listed in the CR zone. A photometric plan has been submitted and reviewed by staff. Staff does not feel that the plan shows excessive light pollution and will not create problems for surrounding properties.

Screening / Fencing

The CR zoning ordinance, the Off-street parking ordinance and the conditional use ordinance all list fencing and screening requirements for all developments. The only fencing proposed is a protective rail along the top of the retaining wall to the south of the subject property where this and the adjacent parking area meet. Screening of all outside equipment is required and is achieved in the proposed plan with cedar panel fencing. The fencing will be installed and will screen the trash areas on the east side of the building. Staff required additional landscaping and screening methods for the east side as this will be the area seen most by west-bound traffic on Fort Union Boulevard and is where the delivery area and the trash compactor areas are proposed. All roof mounted equipment is required to be screen or enclosed. This is of particular importance due to the grade difference to the east of the property. It is very important that roof mounted equipment be screened from view since the roof will be clearly visible as one approaches from the east and descends from 2700 East on Fort Union Boulevard. This requirement has been stated on the plans and will be strictly enforced at the time a building permit is requested.

24-Hour Operation

The applicant is requesting in the conditional use the operation of a 24-hour business. Staff has spoken with the police department to discuss any concerns they may have and no concerns were raised with regard to this type of business or this location as a 24-hour business. The subject property is more than 400' from the nearest residential area and is separated by other businesses and developments. There are currently only a handful of 24-hour businesses in Cottonwood Heights and one of those, the 7-11 convenience store, is directly west of the subject property.

With consideration to the potential impact of traffic for 24-hour operation, the property is located at the intersection of a collector road (2300 East) and an arterial road (Fort Union Blvd.). The transportation element of the City's general plan outlines road classifications, future road improvements and current and projected average daily trips for roads in the area. Fort Union Boulevard both east and west of 2300 East is listed as a city arterial road and 2300 East both north and south of Fort Union is listed as a city collector. City arterial roads are classified as roads that serve mobility but allow limited access to adjacent properties. There are six total classifications listed in the Cottonwood Heights general plan and city arterial is the fourth most intense road classification. City collector roads provide both mobility and access to residential and commercial areas. The city collector is the fifth most intense use of the six listed classifications. The future roadway improvements listed in the general plan for the area include access management improvements to Fort Union Boulevard west of 2300 East and the restriping of 2300 East south of Fort Union Boulevard for increased capacity. The average daily traffic volume for Fort Union east and west of 2300

East is 16,700 and 30,700 daily trips respectively. The same numbers for 2300 East both north and south of Fort Union Boulevard are 11,700 and 12,300 trips respectively. The Wasatch Front Regional Council (WFRC) 2030 projections for these roads increase the number of daily trips by an average of about 10%. Staff feels that the limited number of daily trips that would be added to each of these roads during the late night and early morning hours would not create detrimental or injurious effects to the adjacent properties.

Another consideration can be made with regard to requests for 24-hour operation at the Brighton Point shopping center. There may be several differences to consider between this property and the property at 3500 East and Bengal Boulevard. First, this property is zoned differently than the Brighton Point shopping center and was zoned differently based in part on the adjacency of other CR zones and its location on busier roads. Second, the subject property is not located primarily in a residential area as is the Brighton Point shopping center. The subject property, although still relatively close to residential areas, is more closely associated with the regional commercial corridor of Fort Union Boulevard. No such arterial road is present at the Brighton Point shopping center.

Signs

There are sign locations proposed with the submittal and those sign locations have been reviewed by staff. With regard to the sign ordinance in place, the wall sign locations are in compliance. Any specific sign would still require a building permit and any monument sign would require a building permit and further review by staff. Staff has reviewed the locations of possible future monument signs and has verified that the locations are outside of the required clear-view triangles at the intersections of the public road and the parking area driveway.

Required Improvements

With the development of any property both residential and commercial there are public improvements that are required. In this case, the requirements are for City standard street lights, standard ADA intersection ramps and a bus bench pad requirement. For any development on a major collector road the City requires the placement of the double-arm street and pedestrian light. Two of these lights have been required for the frontage on Fort Union Boulevard and one has been required on the 2300 East frontage. Since a sidewalk, curb and gutter are in place, the developer would be required to bring any portion of that infrastructure up to current code but would not be required to replace it all. The only portion that needs to be upgraded is the ADA ramps at the driveways and the intersection corner. As this building is on the main east-west corridor in the city and is one of the remaining UTA routes through the City, the City is requiring a bus bench pad for the placement of a City standard bus bench, trash can and planter. A concrete walkway is proposed that leads from the bus stop to the parking area and directly to the store itself making it easier for bus riders to patronize the store.

Landscaping / Open Space

The CR ordinance requires that at least 15% of the site be used as landscaping or open space. The landscaping proposed for the site is mainly around the perimeter of the property. Large areas are proposed between the sidewalk and the parking areas on both Fort Union Boulevard and 2300 East. In addition, there is landscaping along the eastern property line to screen and separate the receiving area from the parking area and the view of west-bound traffic on Fort Union Boulevard.

Grading Plan

The grading plan submitted for approval shows the grading necessary to maintain and properly drain the site. The finish floor elevation shown on the grading plan shows an elevation approximately 11 feet higher than the elevation of the intersection. The main parking area is proposed to range from approximately 11' above the west-side sidewalk at the intersection to an even grade at the entrance on 2300 East. A similar elevation difference would be necessary along the north-side sidewalk from the intersection to the entrance on Fort Union Boulevard. The retaining wall proposed for the south and east side of the property is proposed in a similar fashion. The retaining wall at its tallest point at the extreme southeast corner of the lot is proposed to be approximately 8 feet tall. This will taper to the west and the north to meet grade at the ingress/egress areas of the parking lot.

Parking

The required parking based on the ITE (Institute of Transportation Engineers) standards adopted by the City is 2:1 stalls per 1,000 square feet GFA. This use is listed as a pharmacy/drugstore with drive-through window according to the ITE manual. This would equate to a minimum requirement of 28 stalls. The proposed site plan provides 44 parking stalls. As required in the Off-street parking ordinance, designated snow stacking areas must be identified. After properly identifying snow stacking areas a total of 32 stalls remain open. This exceeds the City's minimum requirement for parking for a building this size. Based on the number of parking stalls, at least two stalls must be designated as ADA compatible or handicap accessible stalls. The two required ADA stalls are located directly in front of the main entrance to the building and should require minimal effort and optimal safety for those needing the stalls to access the building.

Architecture

As it may be evidenced with other Walgreen's stores, a corporate image has been established with regard to the style, architecture and orientation of the Walgreen's product. The architecture in this case is no different. The store is a one story building with a higher enclosed front entrance facing the main intersection. The materials proposed are earth-tone brick and masonry block with green metal awnings. Windows are present in the design on both Fort Union Boulevard and 2300 East. All such windows are clear and unobstructed by design. Photos and architectural renderings will be presented at the commission meeting to further illustrate the architectural elements of the proposed building.

Access

Access to the property is shared with the Hillside Plaza at two separate points. One driveway is located east of the subject property on Fort Union Boulevard and the other is to the south of the subject property on 2300 East. The applicant has submitted the cross-access easement agreements for the City attorney's review.

Gateway Overlay Zone and ARC

This property is not within the City's gateway overlay zone and did not require the approval of the Architectural Review Commission.

Recommendation

Based upon the staff observations, staff is recommending approval of a request for a conditional use permit for the development of a 13,192 square foot drugstore known as Walgreen's with a drive-through window and 24-hour operation.

Proposed Conditions for the applicant's request for conditional use:

Planning:

1. That the building be limited to 13,192 square feet.
2. That the developer installs a total of three (3) City standard lights which include two (2) along Fort Union Boulevard and one (1) along 2300 East as shown on the approved plans.
3. Landscaping shall be completed as the plans represent and shall be completed at the time of final occupancy. In addition, a 100% landscape bond shall be required to ensure the improvements are made as represented.
4. All landscaped trees shall be a minimum of a 2 inch caliper upon planting.
5. That all improvements to the sidewalk on Fort Union Boulevard and 2300 East be completed before final occupancy is granted for any building.
6. Lighting is required to be full cutoff able.
7. The developer shall provide refuse collection for the properties.
8. That the architecture of the proposed building be consistent with the approved architectural plans.
9. That the store be allowed 24-hour operation.
10. That the conditional use permit be reviewed upon complaint.

Engineering:

1. That all geotechnical calculations be consistent with the requirements of the city engineer.
2. That the developer follows the recommendations of the City engineer with regard to all retaining walls and ground disturbance.
3. That the developer follows to the grading plans as submitted and reviewed by the City engineer.
4. That any changes to the grading plan be reviewed by the City engineer.
5. That the developer complies with all other necessary requirements of the City engineer.

Fire Department:

1. The installation of three (3) fire hydrants. Water systems must be installed and functional prior to arrival of combustible construction elements on site.
2. That the fire hydrant installed has a three foot clear area around it in which no other obstruction is placed.
3. All building and fire code requirements must be followed.
4. That the developer complies with all other necessary requirements of the City's fire official.

Standards of Review for the Application

Based on statute (either state and/or municipal) the following standards apply when reviewing conditional uses in the city of Cottonwood Heights:

CR (Regional Commercial) Zone: Chapter 19.40

Off-street Parking: Chapter 19.80

Conditional Uses: Chapter 19.84

Staff Contact:

Glenn Symes Associate Planner

Telephone: 545-4190

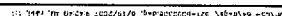
Fax: 545-4150

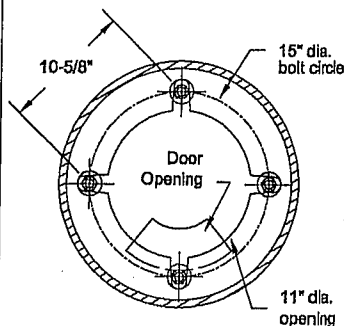
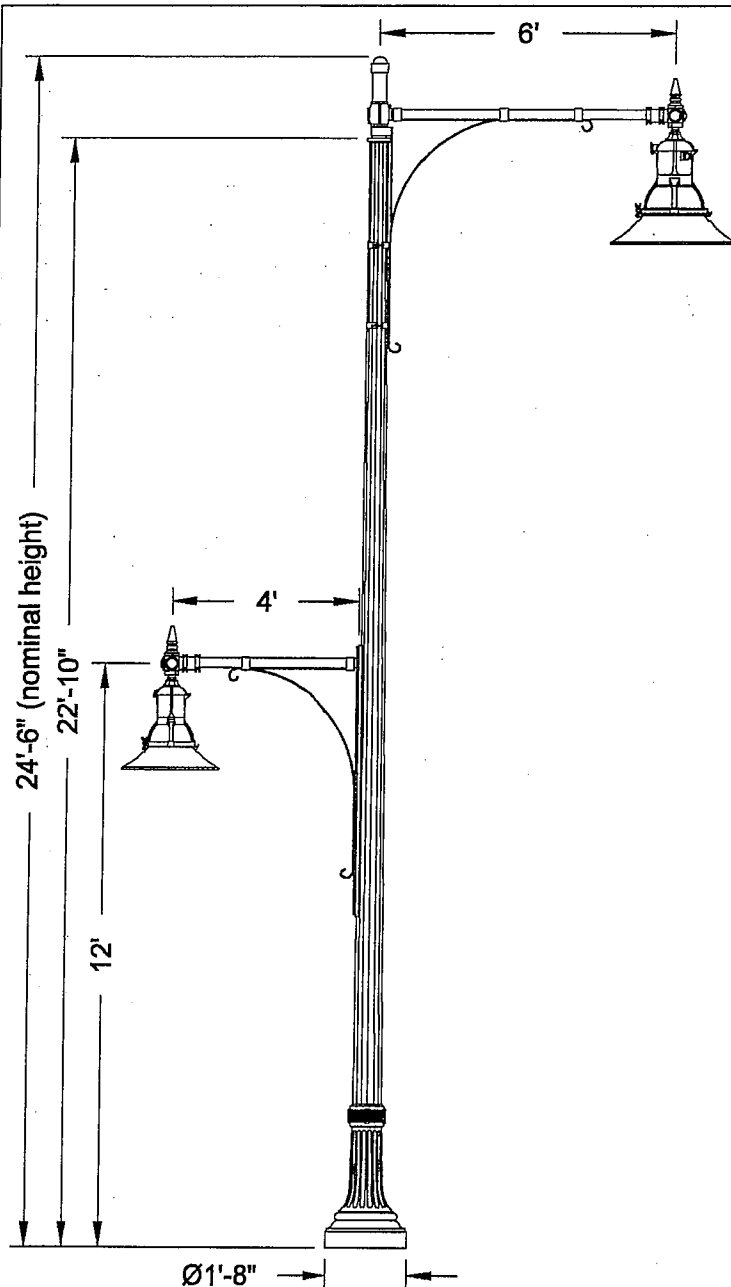
Cell: 502-5004

E-mail gsymes@cottonwoodheights.utah.gov

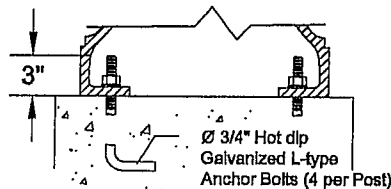
List of Attachments:

1. Site Plan
2. Landscape Plans
3. Architectural Renderings Proposed
4. City Standard Light
5. Notice Sent to Residents 500' Radius





Anchorage Detail



Specifications

POST DESCRIPTION

The lighting post shall be cast iron and steel construction, massively tapered with a deep, 16-flute steel shaft and a classic 16-flute cast iron base. The shaft and base shall be joined together at the factory and shipped as one piece. Silpover, clamshell, or other multiple piece post designs are not acceptable. The post shall be Holophanes' catalog number NY23/20-CIS/BK. One 72" Camden Series Arm with modified scroll will mount atop the post. One 48" Camden Series bolt-on arm with modified scroll will be mounted at specified height orientation.

MATERIALS

The post base material shall be ASTM A48 Class 30 cast iron, formed true to the pattern with complete detail. The shaft shall be tapered and fluted steel with an integral steel tenon and steel bottom cap. All exposed hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot dip galvanized. Partially galvanized bolts are not acceptable.

DIMENSIONS

The post shall be 22'-10" in height with a 20" diameter base. The post shall taper from a 7" diameter at the top of the base to a 4 1/2" diameter at the post top. A 3" O.D. tenon shall be provided at the top for crossarm mounting. The post top shall include a transitional donut between the fluted shaft and the tenon.

INSTALLATION

The one-piece post shall be provided with four 3/4" diameter, L-type anchor bolts to be installed on a 15" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

CROSSARM DESCRIPTION

The Camden decorative crossarms shall be all aluminum construction with plain straight horizontal arms, special scrolled arm supports, and will terminate in a 2" nominal pipe horizontal arm.

MATERIAL

Heavy wall cast #356 aluminum alloy and schedule 40 aluminum pipe.

FINISH

The arm is finished with polyester powder paint applied after a seven stage pretreatment process to insure maximum durability.

UPPER LUMINAIRE DESCRIPTION

The Memphis luminaire is styled to replicate the "teardrop" luminaires that lighted boulevards in the first half of this century. Designed for light control and ease of installation and maintenance, the Memphis has a precision optical system for true street lighting performance. For complete specifications see LUM_MEMPHIS.

LOWER LUMINAIRE DESCRIPTION

The Memphis Pedestrian luminaire is styled to replicate the "teardrop" luminaires that lighted boulevards in the first half of this century. Designed for light control and ease of installation and maintenance, the Memphis Pedestrian has a precision optical system for true street lighting performance. For complete specifications see US-3631.

Catalog #'s:

NY23/20-CIS/BK - CAM72/1-MODSCROLL-CA/BK -
CAM48/1-BO-MODSCROLL-CA/BK - (2)WLLF/200-SCA/BK -
MPU250MHMAB7 DS - MSP175MHMTB7 DS



Cottonwood Heights

Salt Lake City, UT

ORDER #:	TYPE:	DRAWING #:
REVISION:	REVISION DATE:	TSG 000956
DRAWN: ACH	ORIGIN DATE: 01-29-06	PAGE: 1 of 1

THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE SUPPLIED, BUT ONLY AFTER APPROVAL BY THE CUSTOMER IN WRITING. ON POLE ORDERS AN ANCHOR BOLT TEMPLATE PRINT WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE PROVIDED. THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS CONDITION THAT IT WILL NOT BE USED DIRECTLY OR INDIRECTLY IN ANY WAY DETRIMENTAL TO OUR INTERESTS, AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.



**NOTICE OF PUBLIC HEARING
FOR A CONDITIONAL USE PERMIT
FOR A 13,192 SQUARE FOOT RETAIL DRUGSTORE AND 24-HOUR OPERATION
AT 2330 EAST FORT UNION BLVD.**

Notice is hereby given that the Cottonwood Heights Planning Commission will hold a public hearing to receive comment on a request from Hillside West, LLC, for a conditional use permit. The applicant is proposing to build a 13,192 square foot commercial building for a Walgreens drugstore on property located at 2330 East Fort Union Blvd., Cottonwood Heights, UT. They are also requesting 24-hour operation.

The hearing will be held at Cottonwood Heights City Office, 1265 East Fort Union Blvd., on October 3, 2007, at 7:00 p.m. or as soon thereafter as the matter can be heard. Inquiries should be directed to Glenn Symes at 545-4154.

Attest: Linda Dunlavy
 City Recorder



Item 4: Amendment to Golden Hills #16 Subdivision Plat

File Name:	Layton Subdivision & Golden Hills #16 Amendment
Application Received:	September 4, 2007
Meeting Date:	October 3, 2007
Public Hearing Date:	October 3, 2007
County parcel Number:	2801303005
Location:	9090 S. Despain Way
Development Area:	2.16 Acres
Request:	Amendment to a Subdivision Plat
Owner/Applicant:	Alan Layton
Agent:	Alan Layton
Staff:	Glenn Symes, Associate Planner

Purpose of Staff Report

The ordinances adopted by the city of Cottonwood Heights (the "City") require City staff to prepare a written report of findings concerning any subdivision amendment request application. This report provides preliminary information regarding the amendment of the above noted subdivision plat. Further information will be provided at the Planning Commission meeting through public testimony and oral reports. For reference, the review process applicable to this application is available in the Zoning: R-1-8 (19.26), Vacating or Changing Subdivision Plat (12.26), and the Cottonwood Heights General Plan.

Pertinent Issues Regarding this Development Application

Applicant's Request

The applicant is requesting an amendment to the Golden Hills #16 Subdivision plat for the creation of three new lots (four total lots) from the existing lot #6. The amendment to the plat requires planning commission approval.

Neighborhood/Public Position on the Request

At the time of the staff report, no comments had been received by staff. A report will be given at the time of the meeting to further update the commission of any other concerns that may have been received. The public hearing was noticed as City code requires. A written notice was mailed to all property owners within 500 feet of the applicant's property at least 10 days prior to the public hearing.

Staff Observations and Position on the Request

Staff has made the following observations:

Application

The applicant has submitted a complete application and paid the applicable fees. Staff, in return, has shown reasonable diligence in processing the application.

Site Layout

The property is located at 9090 South Despain way in the Golden Hills subdivision and is approximately 2.16 acres. Currently, Mr. Layton's home occupies the northern portion of the lot while the southern portion remains undeveloped. The lot is accessed from Despain Way and the proposed subdivisions would be accessed from Despain Way as well. The lot is the largest platted lot in the Golden Hills #16 subdivision at 2.16 acres with the other platted lots ranging from 9,000 and 10,000 square feet. The lot is relatively flat and has no slopes or grade differences that would need attention at the building permit.



Subdivisions

Standard subdivisions in Cottonwood Heights are permitted if an applicant can meet all of the minimum requirements set forth in the zoning ordinance for the lots and the submittal requirements in the subdivisions ordinance. The applicant's proposal meets all requirements in the zoning ordinance as well as the subdivision ordinance. If the proposed subdivision is within a platted subdivision, the applicant must present the proposed plat

amendment to the planning commission for their consideration. Typically, if a proposal meets the ordinances in place with regard to the proposal, the plat amendment should not be injurious to the public.

An explanation of the proposal may be necessary for the commission's consideration. The proposed subdivision is to be a four lot subdivision dividing three new lots from the existing lot 6. Two of the proposed lots will be over 10,000 square feet and the third proposed lot will be approximately ½ acre. The remaining lot will be over 1 acre at approximately 48,000 square feet. The proposed lot #4 at ½ acre will be accessed by a private road extending from Despain Way. Section 14.12.130.E Private Roadways allows a private road to access a non-PUD lot if the private road is at least 25' wide. The lot in this case must be no smaller than one-half acre. The proposed lot 4 would meet this standard. Lot 1 will maintain the driveway access from Despain Way and lots 2 and 3 will have primary access from and frontage on Despain Way.

Plat Amendment Requirements

Section 12.26.030 of the Cottonwood Heights Subdivision ordinance outlines the grounds for vacating or changing a plat. The section states that *"If the planning commission is satisfied that neither the public nor any person will be materially injured by the proposed vacation, alteration or amendment, and that there is good cause for the vacation, alteration, or amendment, then the planning commission may recommend to the mayor to vacate, alter or amend the plat, any portion of the plat, or any street or lot."* The proposal meets the requirements for the subdivision ordinance. Staff believes that the subdivision ordinance is written to mitigate the potentially injurious effects of a minor subdivision.

Recommendation

Based upon the staff observations and compliance with the subdivision requirements, staff is recommending approval of an amendment to lot #6 of the Golden Hills #16 Subdivision plat for the creation of a four lot subdivision at 9090 S. Despain Way.

Standards of Review for the Application

Based on statute (either state and/or municipal) the following standards apply when reviewing conditional uses in the city of Cottonwood Heights:

Zoning – R-1-8: Chapter 19.26

Subdivisions – Grounds for vacating or changing a plat: Chapter 12.26.030

Cottonwood Heights General Plan Land Use Map

Staff Contact:

Glenn Symes Associate Planner

Telephone: 545-4190

Fax: 545-4150

Cell: 502-5004

E-mail gsymes@cottonwoodheights.utah.gov

List of Attachments: Proposed Subdivision Layout
Golden Hills #16 Subdivision Plat
Notice Sent to Property Owners within 500'

I, Raymond E. Worsfold, do hereby certify that I am a Registered Civil Engineer, and a Land Surveyor, and that I hold certificate No. 3557, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets hereafter to be known as Golden Hills Map 16, and that same has been correctly surveyed and staked on the ground as shown on this plat.

[illegible]

DATE October 6, 1975

Know all men by these presents that L. H. this undersigned owner of
of the above-described tract of land, having caused same to be
divided into lots and streets to be hereafter known as the
GOLDEN HILLS N 1/2 16
do hereby dedicate for perpetual use of the public all parcels of land
shown on this plat as intended for Public use.

GOLDEN HILLS No 16

do hereby dedicate for perpetual use of the public all parcels of land shown on this plan as intended for Public Use.

In witness whereof, I have hereunto set my hand this 19th day of October AD 1976

James D. Jackson

STATE OF UTAH } S.S.
County of Salt Lake }

On the 26th day of January A.D. 1976 personally appeared before me _____, County Clerk of said County of Salt Lake, State of Utah, the undersigned Notary Public, in and for said State of Utah, the signet _____, one in number, who duly acknowledged to me that he designed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary Public
January 26, 1977

GOLDEN HILLS No 16
 BEING PART OF SECTION 1 T 3 S. R 1 E
 LYNN PUBLIC
 RETURN TO SALT LAKE COUNTY

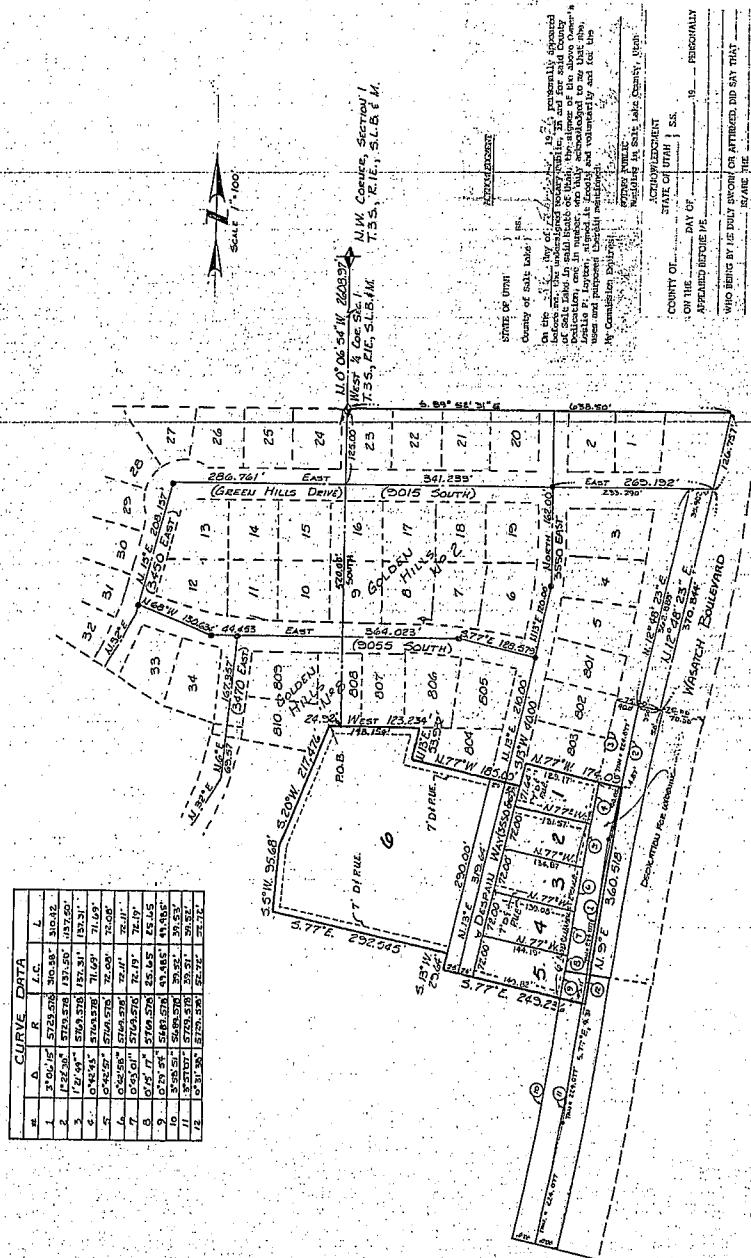
TABLE 2. Summary of the results of the 1997 survey

RECORDED # 2720927
STATE OF UTAH-COUNTY OF SALT LAKE. RECORDED AND FILED AT THE RE-
QUEST OF
Alena Layton
DATE 11-23-2016 FILE 11:47 am BOOK 26-3 PAGE 60
\$15.00
SALT LAKE COUNTY RECORDER

2,156,739,000

710-3-60

LOT	STREET ADDRESS	DATE RECEIVED
1	9085 DESAND WAY	
2	9093 DESAND WAY	
3	9103 " "	
4	9111 " "	
5	9171 " "	



• : EXISTING MONUMENT
 Q : EXISTING FIRE HYDRANTS
 PILE : DRAINAGE & PUBLIC UTILITY EASEMENT
 * : FIRE HYDRANTS TO BE INSTALLED
 6 LOTS = 4.00 ACRES

- Existing Monument

Q - EXISTING FIRE HYDRANTS

PILE = DRAINAGE & PUBLIC UTILITY EASEMENT

• FIRE HYDRANTS TO BE INSTALLED

6 LOTS = 4.00 ACRES

100

10

100

100-443887-100

2nd DAY OF

AD. 1925 - BY THE SALT LAKE.

ING DONATION.

B. Peters

WILLIAM DAVENPORT COMPANY

1. The first group of authors (e.g., Berman et al., 1986; Berman & O'Leary, 1988; Berman & O'Leary, 1991; Berman & O'Leary, 1992; Berman & O'Leary, 1993; Berman & O'Leary, 1994; Berman & O'Leary, 1995; Berman & O'Leary, 1996; Berman & O'Leary, 1997; Berman & O'Leary, 1998; Berman & O'Leary, 1999; Berman & O'Leary, 2000; Berman & O'Leary, 2001; Berman & O'Leary, 2002; Berman & O'Leary, 2003; Berman & O'Leary, 2004; Berman & O'Leary, 2005; Berman & O'Leary, 2006; Berman & O'Leary, 2007; Berman & O'Leary, 2008; Berman & O'Leary, 2009; Berman & O'Leary, 2010; Berman & O'Leary, 2011; Berman & O'Leary, 2012; Berman & O'Leary, 2013; Berman & O'Leary, 2014; Berman & O'Leary, 2015; Berman & O'Leary, 2016; Berman & O'Leary, 2017; Berman & O'Leary, 2018; Berman & O'Leary, 2019; Berman & O'Leary, 2020; Berman & O'Leary, 2021; Berman & O'Leary, 2022; Berman & O'Leary, 2023; Berman & O'Leary, 2024; Berman & O'Leary, 2025) have shown that the use of a single, standardized measure of self-esteem is insufficient to capture the complexity of self-esteem. They argue that self-esteem is a multidimensional construct that includes both global and specific self-esteem, and that these two dimensions are not necessarily correlated. They also argue that self-esteem is a dynamic construct that can change over time and across situations. They propose a model of self-esteem that includes both global and specific self-esteem, and that these two dimensions are not necessarily correlated. They also argue that self-esteem is a dynamic construct that can change over time and across situations. They propose a model of self-esteem that includes both global and specific self-esteem, and that these two dimensions are not necessarily correlated.

19

100



**NOTICE OF PUBLIC HEARING
FOR A PROPOSED AMENDMENT TO THE
GOLDEN HILLS #16 SUBDIVISION PLAT AT
9090 SOUTH DESPAIN WAY**

Notice is hereby given that Cottonwood Heights will hold a public hearing before the Planning Commission to receive comment on a request by Alan Layton for an amendment to the Golden Hills #16 Subdivision Plat located at 9090 South Despain Way.

The hearing will be held at Cottonwood Heights City Offices, 1265 East Fort Union Blvd., Suite 250, at 7:00 p.m. on Wednesday, October 3, 2007, or as soon thereafter as the matter can be heard. Inquiries should be directed to Glenn Symes at 545-4154.

Attest: Linda Dunlavy
 City Recorder



Item 5 Approval of Minutes

September 05, 2007

Staff Contact:

Sherry McConkey – Planning Coordinator

Telephone: 545-4172

Fax: 545-4150

E-mail: smcconkey@cottonwoodheights.utah.gov

1 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
2 **PLANNING COMMISSION MEETING**

3
4 **Wednesday, September 5, 2007**

5 **7:00 p.m.**

6 **Cottonwood Heights City Council Room**
7 **1265 East Fort Union Boulevard, Suite 250**
8

9
10 **ATTENDANCE**

11
12 **Planning Commission Members:**

13
14 J. Thomas Bowen, Chairman
15 Geoff Armstrong
16 JoAnn Frost
17 Jerri Harwell
18 Doug Haymore
19 Jim Keane
20 Gordon Nicholl
21 Amy Rosevear
22

12 **City Staff:**

13 Michael Black, Planning Director
14 Shane Topham, City Attorney

23 **REGULAR MEETING**

24
25 Chairman J. Thomas Bowen called the meeting to order at 7:00 p.m. He asked those present to
26 sign the sign in sheet in order to provide a record of who was in attendance. Procedural issues
27 were discussed.
28

29 **1. Public Comment.**

30
31 (19:01:31) John Mitchell commented on roads. He noticed that sometimes roads get repaved
32 with a lumpy, bumpy, messy substance and other times they are repaved very nicely. He
33 wondered how that decision was made. Planning Director, Michael Black, stated that Deputy
34 City Manager, Kevin Smith, was in charge of road improvements and there was a plan for the
35 entire City. Some roads being improved were rebuilt and others were resurfaced. The City was
36 trying to extend the life of some of the roads and for others their lives were over. Those
37 interested in seeing the schedule for road improvements in their area or to find out what citizens
38 can do to move their streets up on the schedule were advised to contact Mr. Smith.
39

40 There were no other public comments.

41
42 **2. Public Hearing – Amendments to Chapter 19.89 Short-Term Rental Ordinance.**

43
44 (19:02:54) Mr. Black reported that staff first began reviewing the ordinance approximately six
45 weeks earlier. A few revisions were made and one draft ordinance was in circulation. His
46 understanding was that all of the Commission Members had had an opportunity to review it. He

1 received many comments on it; some from residents and a few from the industry. Many of the
2 emails involved questions asking for clarification, however, staff received other comments with
3 substance. Mr. Black and City Attorney, Shane Topham, needed to review all of the comments
4 and bring them back in another draft ordinance at the next meeting. They felt that representation
5 tonight would glean a lot of good comments. Prior to tonight's meeting, the short-term rental
6 industry was not represented very well. He was confident that tonight they would be.

7
8 With regard to changes to the short-term rental ordinance, he thought of most substance was the
9 limitation of areas where short-term rentals could be allowed in the future if the ordinance were
10 adopted as presented. Staff recommended short-term rentals be eliminated from the single-
11 family R-1 zones in the future. Current licenses would not be revoked and could continue to
12 operate as a legal non-conforming use so long as they follow the rules and the licenses remain in
13 force.

14
15 Mr. Black explained that the R-2 zone also experienced some changes to limit the areas where
16 short-term rentals would be allowed. The RM, Neighborhood Commercial, and RO zones would
17 remain unchanged since they were normally organized in PUDs, private streets, and would be
18 allowed to request permits in the future. Another thing severely limiting the permits was the
19 limitation on the quantity allowed within the City. Staff proposed a number. The number
20 proposed in the ordinance was 91. He thought there might be another recommendation on the
21 quantity. Staff wanted to recommend a specific number and limit the number of short-term
22 rentals in the City in the future but not revoke licenses or get into a situation where they are
23 amortizing. Chair Bowen remarked that he would not be present at the next meeting and wanted
24 to see the ordinance before it is finalized.

25
26 (19:06:20) Chair Bowen opened the public hearing.

27
28 Tristan Webb was present two years prior when the ordinance was originally drafted. For the
29 last two years, it had worked well for their company. He had been in touch with the City's Code
30 Enforcement Officer who had never had problems with homes they represented through Utah
31 Vacation Homes. He thought what the City and the Planning Commission tried to enact was on
32 the right course. He was somewhat concerned, as were some of his homeowners, that the new
33 proposals were setting unreachable limitations that would give the City direction to eliminate
34 rentals. In his experience, he had tried to encourage them and hoped a balance could be reached.
35 In his associations with the City, the Council, and the Planning Commission, they had tried to
36 strike a balance, which he encouraged. They had seen two years of total success, which he
37 hoped would continue. He was concerned about trying to build more restrictive policies when
38 the current ones are already working.

39
40 In response to a question raised, Mr. Webb reported that his company had 23 properties in
41 Cottonwood Heights City. Chair Bowen explained that the problem was that not all property
42 managers are as conscientious as Mr. Webb. There were potentially areas that are not conducive
43 to ski rentals. Mr. Webb stated that he had turned away close to 100 homeowners over the past
44 two years who were interested in renting their homes. Because he was familiar with the
45 guidelines, he was able to ascertain which properties did not comply with the current regulations.

1 (19:09:45) Dan Steele identified himself as legal counsel for Utah Vacation Homes. He received
2 a call earlier in the day from a potential client who owns a unit near Porcupine Grill. The
3 ordinance would restrict that particular owner and his five-bedroom unit. Chair Bowen reported
4 that the ordinance had a limit of four bedrooms. Mr. Steele realized the City directly catered to
5 the ski industry and benefited financially from it. Other concerns owners had with respect to the
6 proposed ordinance had to do with the changes regarding snow removal. He stated that the snow
7 removal provisions, which applied only to short-term rental units, were unenforceable. One of
8 the concerns was that the owners occasionally use their properties for themselves and would be
9 subject to requirements that their neighbors do not have to meet. The owners of short-term rental
10 units were required to shovel their driveway within one hour of a snow fall while a neighbor who
11 does not operate as a short-term rental can wait up to 24 hours.

12
13 There were similar enforceability problems with parking. On-street parking was a legitimate one
14 for the City, however, enforcing it would be difficult. One would not know whether it was the
15 owner parking on the street or one of the owner's short-term tenants. Mr. Steele often had the
16 same issue on his residential street. He thought that created issues that go too far, particularly
17 when the requirements of different owners are inconsistent. He thought the grand fathering issue
18 was something that had been addressed and mentioned previously. It was a problem in that
19 people were losing through the proposed amendments their current right to lease their homes on
20 a short-term basis. Mr. Steele remarked that the ordinance, as drafted, already has the
21 enforcement provisions that allow the City to address problem areas. He thought those problems
22 could be addressed without taking the ordinance too far.

23
24 It sounded to Mr. Black like Mr. Steele would propose that there is no legitimate difference
25 between the requirements of a short-term rental or an adjacent homeowner. Mr. Steele
26 responded that that was more broad than what he intended to say. He thought there were reasons
27 to distinguish between what should happen with a short-term rental unit versus an owner who
28 does not apply for a license. He thought the changes to the ordinance go way too far and will
29 impact owners who use their own properties and impose burdens and restrictions that are
30 unreasonable on those who have short-term rental units. Hot tub usage was another matter that
31 was not addressed. If he were an owner using his own unit on a weekend when it is not rented
32 out, he would not be able to use the hot tub after 10 p.m. under the proposed ordinance. The
33 neighbor would not be subject to the same restriction. If there were recurring problems with hot
34 tubs after hours such as noise or indecent behavior, the City already had methods, statutes, and
35 ordinances in place to address the situation. Taking the restriction as far as proposed would
36 create a lot of problems. Chair Bowen suggested Mr. Steele submit his recommendations and
37 proposed language for consideration.

38
39 (19:15:35) Mr. Topham commented that the right to continue a legal non-conforming use was
40 protected by State law. As a result, there was no need to mention it in the City ordinance
41 because the City ordinance cannot supercede State law. The four-bedroom limit, the hour of
42 usage limitation on hot tubs, the snow removal requirement, and the requirement for parking on
43 site had been in effect in Cottonwood Heights since at least 1996 and probably back to 1990.
44 They were ordinance provisions in effect in Salt Lake County before the City's incorporation.
45 When the City incorporated on January 14, 2005, the City immediately imposed a six-month
46 zoning moratorium. During that time, a new zoning Code was generated. One of the included

1 provisions was an import of the requirements into the City's zoning chapter. Those requirements
2 still remained in the Code. The intent was to avoid a problem that had already taken place by
3 having short-term rental regulations in place in the Code, outside of the short-term rental chapter,
4 put into effect about 1½ years earlier. They were trying to bring the requirements into the same
5 chapter to avoid the need to search other chapters of the Code. He stressed that the requirements
6 were not new and had been in effect all along.

7
8 (19:18:25) Janelle Eurick represented David Gordon and Mary Lane. Tonight she was present
9 on behalf of Jeff Appell who had already provided the City with written comments. Her clients,
10 along with Utah Vacation Homes, had never had a complaint against the rental use of their
11 properties. From what they had seen of the ordinance, there were certain terms that were vague
12 and some that were undefined. They thought a grandfather clause should be added to clarify that
13 licensed homeowners, like her clients, would not lose their licenses. Chair Bowen referred to
14 Mr. Topham's comments and stated that that was a given and the use would simply become non-
15 conforming. Ms. Eurick realized that and stated that the language was included in one of the
16 drafts of the ordinance and they believed it should remain to clarify the issue.

17
18 Ms. Eurick thought the ordinance was very discriminatory and one-sided toward citizen
19 homeowners versus people who own vacation and short-term rental units. Her clients use their
20 property several months during the year and were included in a category of people who don't
21 have the same rights as other homeowners. She was concerned that two categories were being
22 created to address problems that can be addressed through uses of other ordinances. She thought
23 the rules should be applied uniformly to everyone in the City and not just people who own short-
24 term rentals. If not applied uniformly, she believed the ordinance could get the City into some
25 substantive due process issues and perhaps regulatory taking issues if people currently have the
26 right to rent their property and get a license and the ordinance passes and they lose that right.
27 Chair Bowen reiterated that that had already been dealt with and explained that the City Attorney
28 previously stated that the uses would become non-conforming. Ms. Eurick was unsure Chair
29 Bowen understood her concerns. She stated that currently there were a bundle of rights that
30 property owners in Cottonwood Heights have. She was concerned that the right to obtain a
31 license and have a short-term rental would be taken away from some people who don't currently
32 have licenses by passing the ordinance. Chair Bowen remarked that that argument could be
33 made any time there is a zoning change. Ms. Eurick thought the ordinance was too severe in
34 addressing problems that are general and could be caused by use of any home in Cottonwood
35 Heights, not just short-term rentals. She believed those ordinances could be addressed through
36 enforcement of noise, parking, and snow removal ordinances already on the books.

37
38 (19:22:35) Dave Staple had a couple of problems with what was proposed. He stated that the
39 Planning Commission's peers drafted the City ordinance and never gave it a chance to succeed
40 or fail. The reason the matter was before the Commission was because he tried to be legal.
41 There was no other reason. It was due to the public clamor that resulted from him trying to
42 obtain a permit. He questioned how many permits were currently in force for conditional uses.
43 He stated that there were no conditional use permits being issued. He submitted two applications
44 and another woman informed him that she had been waiting since April to have her's heard. He
45 stated that the City had no track record of whether it would work or not. Because people
46 complained, the City wanted to take land rights away from those who want to use their properties

1 as short-term rentals. He thought the history of short-term rentals in surrounding cities and
2 throughout the County would strongly support the claim that short-term rentals do not become a
3 bigger problem than anything else. He believed that if every home on Chadbourne Street were
4 turned into a short-term rental, it would improve the area. Chair Bowen asked Mr. Staple to
5 comment on the ordinance. Mr. Staple thought the City was seeking to rewrite something that
6 had not been tested. He agreed that there were some problems with the ordinance and some
7 things that should be defined. He thought landowners adjacent to short-term rental uses had
8 rights that should be respected. He viewed many of the rules as discriminatory and had noticed
9 that the neighbors follow a different set of rules than he does. Mr. Staple was upset that for the
10 past several months applications could not be submitted. He had spoken to two people who
11 submitted applications but received no response from the City even though their checks were
12 cashed. In looking around the City, he noticed there were few areas that would be available for
13 development. As expenses come up in the City he wondered where the needed funds would
14 come from. With an ordinance, vision, and fairness, millions of dollars could come in in tax
15 revenue to the City, which would save it from increasing property taxes. Chair Bowen urged
16 Mr. Staple to submit specific language.

17
18 (19:27:11) Dave Finch had been the owner of a ski rental for 15 years. It took the City two years
19 to get the last ordinance initiated after numerous meetings. He was puzzled as to why they were
20 doing anything other than housekeeping on the ordinance. Because it had already been done, he
21 did not see why it was being redone. He went on the Internet prior to the meeting and obtained
22 three different documents where none of the numbers correspond to one another. He remarked
23 that the document distributed referred to ordinances starting with 19.76 but did not correspond to
24 the ordinances he found on-line. He saw very little of the original language from the first
25 ordinance included in the draft. He commented that previously the City worked very hard to
26 create a decent ordinance. It did not make sense to him to now do away with it and start over.
27 Mr. Finch's understanding was that there had not been a written objection submitted to support
28 the change. During the time he had owned his property he had never had problems. He did not
29 see why the ordinance was being readdressed. Chair Bowen informed Mr. Finch that he was
30 now getting involved after months of hearings have taken place.

31
32 (19:30:30) John Sweeney gave his address as 3395 East Stone Hill Lane. He had reviewed the
33 draft ordinance and felt it was probably not written in a form or substance that would be beneficial.
34 He did not think it was restrictive enough. He agreed with Mr. Steele that it was fairly
35 unenforceable. He thought the City needed a way to enforce the ordinance and remove the
36 "pariah" from the neighborhoods. Many items included in the ordinance called for remedy, but
37 he did not see how they planned to accomplish that. There also seemed to be an issue of
38 enforcing non-compliant short-term rentals. He believed the ordinance was right to require four
39 bedrooms and no more than eight adults and four children. He also believed fines should be
40 levied and responsible parties held accountable. He stated that the short-term rental situation in
41 his neighborhood and the community had gone awry. He wanted to help straighten it out. Chair
42 Bowen asked Mr. Sweeney to submit his specific comments in writing. Mr. Sweeney suggested
43 there be a room tax but did not know what method would be used to levy the tax. He reiterated
44 that for the most part the business of short-term rentals was unenforceable. A lot had been said
45 about enforcement, however, there was no mention of how a violation would be dealt with. He
46 thought the specifics of what constitutes a violation should be clearly stated. He also wanted to

1 know more about the taxation vehicle and how often rooms were being rented.

2
3 (19:35:20) Rob Baker referred to the four-bedroom limitation and thought that perhaps it should
4 be revisited. He remarked that people who stay short term and ski in the area were generally
5 fairly intelligent and well mannered. He acknowledged that there were exceptions as there were
6 in any neighborhood. He asked about the number of permits and stated that the City had decided
7 on an arbitrary number of 91 at this point. He suggested that be revisited as well. He remarked
8 that there were areas within the City that in the future would be good places for short-term
9 rentals.

10
11 (19:36:31) Jeff Walsh stated that he was in the ski rental business and helped start a business in
12 Maui, Hawaii, 25 years ago. He remarked that what the Commission was about to experience
13 could be the golden opportunity of their lifetimes. In Maui at the time, condos were going for
14 \$60,000; they were now selling for \$400,000 to \$500,000. Homeowners in the area would
15 benefit from the ski rental business. What he envisioned was a business opportunity where
16 people want to come to the State, visit, and bring their families. He worked with Dennis
17 Cloward who had been in the business for a number of years. He noted that the ski business was
18 not cash only and was high tech. They did not rent their homes unless certain criteria are met.
19 Repeat business often times equated to 70% of their business. A four-bedroom limit would
20 pigeonhole the City and community and limit their opportunities. There were people who bring
21 extended families and he suggested the requirement be reconsidered. He thought they were on
22 the threshold of turning Cottonwood Heights into a small version of Maui.

23
24 (19:39:18) Tom Taylor identified himself as a homeowner and City resident. He congratulated
25 staff and thought the draft of the proposed ordinance went a long way in the right direction in
26 limiting short-term rentals in the R-1 zoning districts and putting restrictions in the R-2 zone
27 districts. He did not think short-term rentals were compatible with single-family residences like
28 his. He thought the ordinance did a very good job of addressing the four-bedroom limit in the
29 existing ordinance. He hoped it continued in the new ordinance. With regard to enforcement, he
30 personally knew of 25 or more situations where the owners do not have a conditional use permit
31 and have no intention of obtaining one. He asked what staff planned to do about illegal short-
32 term rentals. He expected that fines would apply but realized that there were a lot of instances in
33 the City where people are operating illegally. Chair Bowen stated that anyone who is aware of
34 illegal short-term rentals should report them to the City who will dispatch an enforcement
35 officer. Chair Bowen reported an illegal short-term rental use in his own neighborhood and
36 remarked that it was no longer operating. Mr. Taylor responded that he had filed two written
37 complaints about the property on the corner of Creek Road and 3500 East. In talking with
38 Mr. Black the previous week, nothing had yet been done about it. Chair Bowen stated that two
39 more enforcement officers would be coming on board very soon. The first one was to start
40 October 1 and the other in mid-December. He stated that there were a number of issues the City
41 was trying to resolve.

42
43 (19:44:43) Karen Morgan was present as a homeowner living just west of Wasatch Boulevard
44 between the two canyons. She had been in touch with Mr. Black and the Mayor. The proposed
45 changes to the ordinance seemed very reasonable to her. She appreciated the idea of banning
46 short-term rentals in the R-1 zones and adding restrictions to the R-2 zones. She had learned on

1 Capitol Hill as a Member of the Economic Development Committee, that there were many
2 incentives and that Utah's economy was booming. One of the hottest areas in the State was the
3 canyons. She urged the Commission to protect the community because of the large number of
4 people who want to come in. If not, she suspected that down the road they would be very sorry.
5 She was pleased that the City was looking to modify the ordinance and thought the proposed
6 changes were very necessary. She planned to stay in close contact with the City on working
7 through the issues.

8
9 (19:46:30) Chris Burke gave his address 8942 Wasatch Boulevard and stated that he lived next to
10 a home being used as a short-term rental operating without a permit. He remarked that his
11 neighborhood was zoned R-1 and was not the type of place where hotels should be located. He
12 thought a bedroom should be defined at the County Recorder's Office rather than as a room
13 designated by the owner for sleeping. Chair Bowen remarked that a bedroom must have an
14 outside access such as a window or door. He thought such a requirement would limit some
15 problems.

16
17 There were no further public comments. The public hearing was closed.

18
19 Chair Bowen stated that further comments could be given to Mr. Black until September 14,
20 which would be the cutoff for the receipt of new comments. Chair Bowen explained that
21 because the ordinance pertained to the whole City, individual notices would not be sent.

22
23 **3. Public Hearing – Amendments to Chapter 19.83.130, Wireless Telecommunications**
24 **Facilities.**

25
26 (19:52:00) Mr. Black stated that the Telecommunications Ordinance was recently rewritten and
27 adopted by the City Council. A new section was added to the ordinance. Staff took another look
28 at the proposed language and although the proposed fees were not changed, more information
29 was added with regard to how the funds would be used, how they would stay in contact with the
30 applicant, and whether or not money could be refunded. Mr. Black remarked that if the money is
31 not used, it definitely could be refunded. Staff recommended approval.

32
33 Mr. Black reported that he provided the Commission Members with a copy of a letter from
34 Jerome Gourley about the ordinance. What was requested in the letter was not appropriate.
35 Mr. Gourley asked that the Commission consider sending a recommendation for a special
36 circumstances variance to the Board of Adjustment. Mr. Black suggested the Commission make
37 a recommendation tonight on the ordinance before them.

38
39 (19:54:38) Chair Bowen opened the public hearing. There were no public comments. The
40 public hearing was closed.

41
42 (19:55:05) *Commissioner Nicholl moved to recommend adoption of amendments to Chapter*
43 *19.83.130. Commissioner Keane seconded the motion. Vote on motion: J. Thomas Bowen-*
44 *Aye, Geoff Armstrong-Aye, Gordon Nicholl-Aye, Doug Haymore-Aye, Jim Keane-Aye, JoAnn*
45 *Frost-Aye, Jerri Harwell-Aye, Amy Rosevear-Aye. The motion passed unanimously.*
46

1 **4. Public Hearing – Conditional Use Permit – Jerry Petersen.**

2
3 (19:55:32) Mr. Black stated that the above matter pertained to a request for an amendment to a
4 conditional use located at 1441 East Fort Union Boulevard. The applicant wanted to make a
5 small addition to an existing building. In doing so, an amendment to the conditional use would
6 be required. The application would have to go through the Architectural Review Committee
7 (ARC) because it is within the Gateway Overlay Zone. The ARC recommended approval to the
8 Planning Commission. Staff believed the changes were well within the ordinance and also
9 recommended approval.

10
11 Chair Bowen opened the public hearing. There were no public comments. The public hearing
12 was closed.

13
14 (19:56:19) Commissioner Armstrong remarked that there were two neighbors behind the
15 property and asked if there had been any response from them. Mr. Black responded that one
16 neighbor asked about a clarification issue but had no concerns. Chair Bowen confirmed that the
17 landscaping requirements had been met on the two residential properties abutting it.

18
19 (19:56:45) *Commissioner Armstrong moved to grant the conditional use permit.*
20 *Commissioner Frost seconded the motion.*

21
22 Commissioner Armstrong stated that he passed the site nearly every day and he noticed that the
23 addition nearly lined up with the garage in the front of the property. He did not view the
24 modification as a big issue and noted that it had been used as a commercial property for
25 sometime. He saw no problem with granting the conditional use permit.

26
27 Commissioner Frost thought what was proposed was an improvement. She liked the fact that the
28 ARC had reviewed it.

29
30 *Vote on motion: J. Thomas Bowen-Aye, Geoff Armstrong-Aye, Gordon Nicholl-Aye, Doug*
31 *Haymore-Aye, Jim Keane-Aye, JoAnn Frost-Aye, Jerri Harwell-Aye, Amy Rosevear-Aye. The*
32 *motion passed unanimously.*

33
34 **5. Public Hearing – Zone Change - Walgreens.**

35
36 (19:58:14) Mr. Black remarked that the request was for a zone change to property located at
37 2330 East Fort Union Boulevard. Each of the building pads had parcel numbers that were
38 included with the zone change. The total acreage was 1.1 acres and the land use designation was
39 mixed use, which allowed the applicant to apply for any of the commercial zones. It was a
40 mixed use General Plan designation and staff recommended approval of the zone change.

41
42 Kevin Deis was present on behalf of Phillips Edison & Company, the developer for Walgreens.
43 The intent was to improve the condition of the property with the building. Overall, he thought
44 what was proposed would improve the center as well.

45
46 Commissioner Nicholl wanted to make sure the applicant understood that they did not want to

1 see another situation like Blockbuster Video across the street. They hoped the building would
2 face onto the street. Mr. Deis remarked that Walgreens always likes to point their entrance
3 toward main streets, which in this case would be 2300 East and 7000 South.

4
5 Chair Bowen remarked that the property was elevated and hoped that that would be taken into
6 consideration. Mr. Deis stated that there was a sizable amount of rise to the property from the
7 front to the back. Grading would be done to level it out. There was a landscape buffer running
8 along Fort Union Boulevard and 2300 East. Commissioner Armstrong's understanding was that
9 the intent was to place the building diagonally on the corner. Mr. Deis stated that the long access
10 of the building would run along Fort Union Boulevard. He showed where the building would be
11 situated on the site. The intent was to construct a one-story building. Chair Bowen confirmed
12 that there were cross easement agreements in place for the accesses.

13
14 (20:03:23) *Commissioner Frost moved to recommend approval of the zone change request.*
15 *Commissioner Nicholl seconded the motion. Vote on motion: J. Thomas Bowen-Aye, Geoff*
16 *Armstrong-Aye, Gordon Nicholl-Aye, Doug Haymore-Aye, Jim Keane-Aye, JoAnn Frost-Aye,*
17 *Jerri Harwell-Aye, Amy Rosevear-Aye. The motion passed unanimously.*

18
19 **6. Approval of Minutes of June 20, 2007, and August 1, 2007.**

20
21 (20:04:10) Chair Bowen suggested the spelling of "LUDMA" be verified. Timing pertaining to
22 the Commission receiving drafts of the minutes was discussed. Other revisions to the minutes
23 were reviewed.

24
25 *Commissioner _____ moved to approve the minutes, as amended. Commissioner*
26 *_____ seconded the motion. Vote on motion: J. Thomas Bowen-Aye, Geoff Armstrong-*
27 *Aye, Gordon Nicholl-Aye, Doug Haymore-Aye, Jim Keane-Aye, JoAnn Frost-Aye, Jerri*
28 *Harwell-Aye, Amy Rosevear-Aye. The motion passed unanimously.*

29
30 **7. Planning Director's Report.**

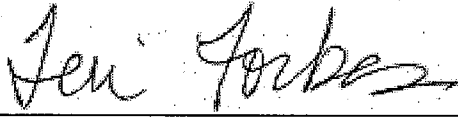
31
32 There was no Planning Director's Report.

33
34 **8. Adjournment.**

35
36 (20:06:10) *Commissioner _____ moved to adjourn. Commissioner _____ seconded the*
37 *motion. Vote on motion: J. Thomas Bowen-Aye, Geoff Armstrong-Aye, Gordon Nicholl-Aye,*
38 *Doug Haymore-Aye, Jim Keane-Aye, JoAnn Frost-Aye, Jerri Harwell-Aye, Amy Rosevear-*
39 *Aye. The motion passed unanimously.*

40
41 The Planning Commission Meeting adjourned at 8:06 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the*
2 *Cottonwood Heights City Planning Commission meeting held Wednesday, September 5, 2007.*

3
4
5
6 
7

8
9 Teri Forbes

10 T Forbes Group, Inc.

11 Minutes Secretary

12
13
14 Minutes approved:



Item 6 Planning Director's Report

- Short Term Rental Ordinance
- Discussion of upcoming meetings

Staff Contact:

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